



**To:** Supervisor Walton

**From:** Emily Cohen

**Date:** May 8, 2023

**Subject:** Pier 94 Winddown Overview and Bi-Monthly Status Update

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### **Background and Overview**

HSH and the Port will continue to work together to address our City's homelessness crisis with strategies that are safe and effective. Prior to the pandemic, the Port and HSH collaborated successfully on the establishment and operation of two homeless navigation centers on Port property (Embarcadero SAFE Navigation Center and Central Waterfront Navigation Center). In 2020, under the City's COVID-19 emergency declaration, the Port, HSH, and other city agencies supporting the city's emergency response came together quickly to prepare a third site, a temporary Shelter in Place (SIP) trailer facility on industrial land for Bayview residents who were experiencing homelessness and most vulnerable to the negative impacts of COVID-19.

The temporary site is in the heart of the Eco-Industrial Center, a multi-use maritime facility that provides 700 jobs for residents and imports and manufactures construction materials including concrete and aggregates. A busy industrial site is not suitable for long-term residential inhabitants, but HSH and Port staff moved ahead given the health emergency, using authority established under the emergency declaration.

Now that the emergency declarations have ended, the Eco-Industrial Center and Southern Waterfront have been the subject of several actionable tenant inquiries for maritime-industrial space. While the land use entitlements, infrastructure improvements and lease negotiations required to achieve the beneficial uses will take an uncertain amount of time, the Port and HSH agree that the wind down of the SIP site is not something that can be done quickly to hand over the site at the exact moment the next tenant is ready to occupy it.

In light of the factors above, HSH and the Port have collaborated on a proposal to facilitate the end to the temporary shelter as agreed to in an MOU when the Port prepared and offered the site in 2020. The new MOU between the HSH and the Port would provide an extension through the end of the calendar year to support HSH's thoughtful and client-centered winddown plan. The plan ensures services and housing placements are provided for the roughly 100 residents as part of the program's winddown.

### **Status of MOU approval by the Port Commission**

The proposed MOU that would support the continued use of Pier 94 as a SIP RV/Trailer site through the end of the calendar year was first heard by the Port Commission as an information item on April 11, 2023.

The second hearing has been postponed to June 13, 2023. This timeline supports HSH's continuing efforts in exploring potential replacement sites for this program.

### **HSH Pier 94 Winddown Plan**

The winddown plan for this site is modeled after the successful approach that HSH took when winding down the 2,500 units of temporary shelter as part of the Shelter in Place (SIP) hotel program. **No guest of the site will be asked to leave without another option being offered.** In most cases, multiple options will be offered to each household.

In April 2023, HSH began taking steps to prepare for a client-centered winddown of the Pier 94 program:

- Stopped new intakes to the site as of April 19, 2023;
- Began assessing the condition of trailers to understand how many could be potential used on another program site;
- Engaged all guests at the site in housing assessments to support identifying housing exits for all housing referral status guests;
- Set up weekly meetings with Felton and HSH staff to support wrap-around exit planning with guests.

In order to return the site to the Port in the condition specified in the MOU, all guests must be off site at least two months prior to end of MOU to allow DPW and vendors adequate time to demobilize infrastructure.

### Housing and Shelter Resources to Support Winddown

Like the SIP Housing process, we will be working with every guest on an assessment and connection to appropriate housing or other resources to support a positive exit.

Guests who are eligible for housing:

- Will be offered up to 3 housing offers.
  - If all 3 are declined, guest will be offered shelter in the Bayview.
- Majority of guests have indicated that they want to remain in the Bayview. We will be following up to confirm location preferences with guests that are eligible for housing, and simultaneously exploring how to expand Bayview housing options by using vouchers and time limited scattered-site subsidies.

For guests who are not eligible for permanent supportive housing (the small minority) p, guests who are awaiting housing placement, or guests that decline housing, HSH will ensure there are available beds at Bayview SAFE Navigation Center and Bayshore Navigation Center.

### **Bi-Monthly Winddown Status Report**

Monday May 8, 2023

The following activities are planned for the week of May 8, 2023:



- Mobile Coordinated Entry Access Point has been requested to visit site to support the 14 remaining households complete CE assessments.
- Felton will be sending guests notification of anticipated site closure with an invitation to join the May 25<sup>th</sup> Site F community meeting to learn more.

The three tables below will be updated on a bi-monthly basis to reflect most up to date data and guest information:

**Table 1: Guest Assessments**

	Eligible for Permanent Supportive Housing	Not Eligible for PSH	Unknown	Total Households
Active Guests	70	24	14	<b>108</b>

**Table 2: Guest Exits**

	Housing Exits	Other Exits (shelter, reunification, etc.)	Self-exits	Total Exits
May 8, 2023	2	2	2	6

**Table 3: Site Occupancy and Vacancy**

	Maximum Capacity (units)	Units Occupied	Vacant Units
Trailer Units	114	108	6

