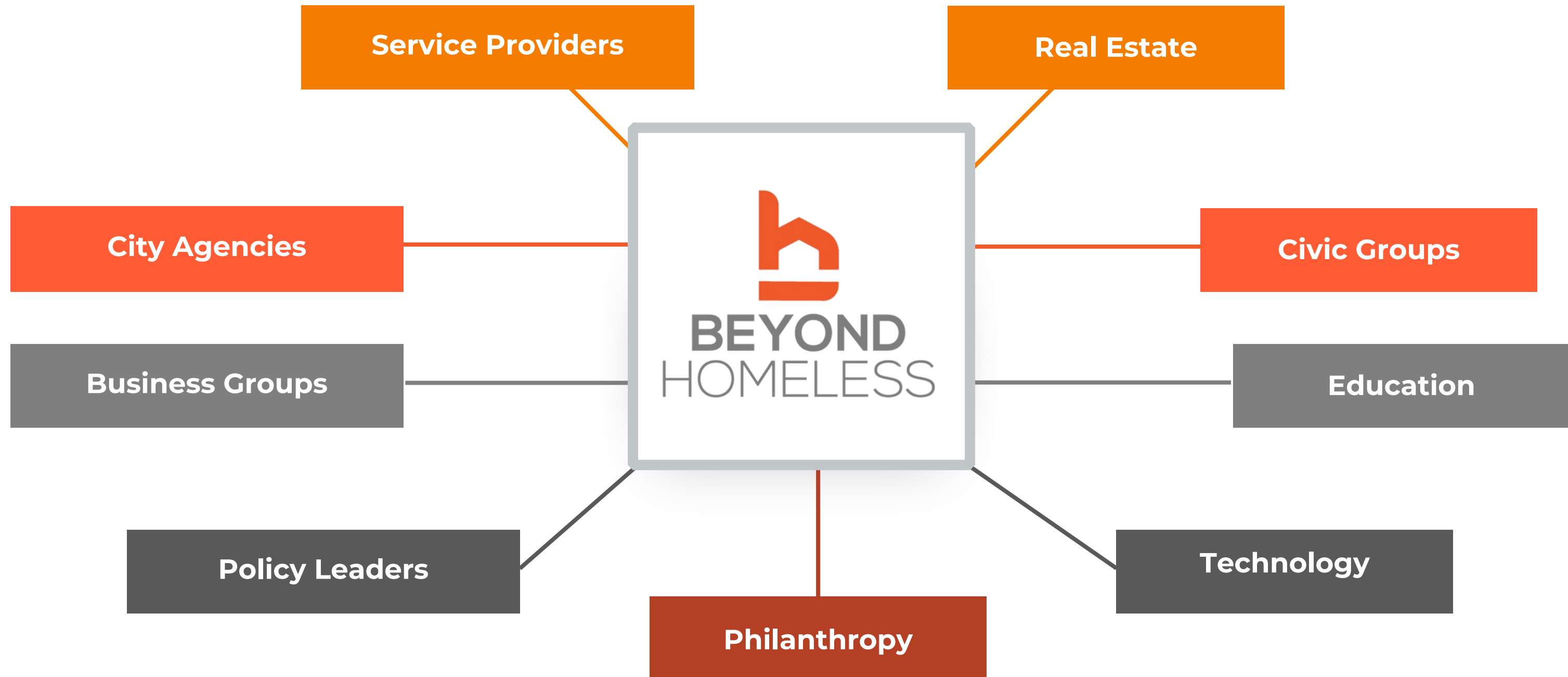


# BEYOND HOMELESS BAY AREA

**CREATING A  
COORDINATED & COMPREHENSIVE  
SYSTEM FOR CARE**

**BEYOND HOMELESS:  
A COMMUNITY OF STAKEHOLDERS ACROSS THE BAY AREA  
CREATING A NEW SYSTEM OF CARE**



**BEYOND HOMELESS:  
VIEW THE RECAP FROM OUR RECENT MULTI-SECTOR  
CONVENING WITH BAY AREA COUNCIL AND ADVANCESF**



# PRIVATE SECTOR LED SOLUTION

**What we need to solve homelessness:**



# WE MUST LEAD WITH **WHOLE PERSON CARE**

## Communities that empower our neighbors in need:

- Promote healing, mental & physical health
- Prioritize safety and trust to reduce anxiety & fear
- Create a place of belonging to foster connection & resilience
- Increase access to resources & opportunities
- Empower Individual agency and self-expression

### **Trauma-Informed**

We understand the impact of trauma on the human experience and this understanding permeates every phase of our process

### **Person Centered**

We value the worth and dignity of all people

### **Recovery Oriented**

Each person is unique and should be supported in making their own decisions regarding what recovery means for them

### **System-Perspective**

We understand the complexities of social issues and the need for multi-sector and multi-system approaches to analyzing and solving them.

### **Evidence-Based**

We incorporate peer-reviewed research into each phase of our process, allowing us to continuously learn and improve

# THE JOURNEY OUT OF HOMELESSNESS

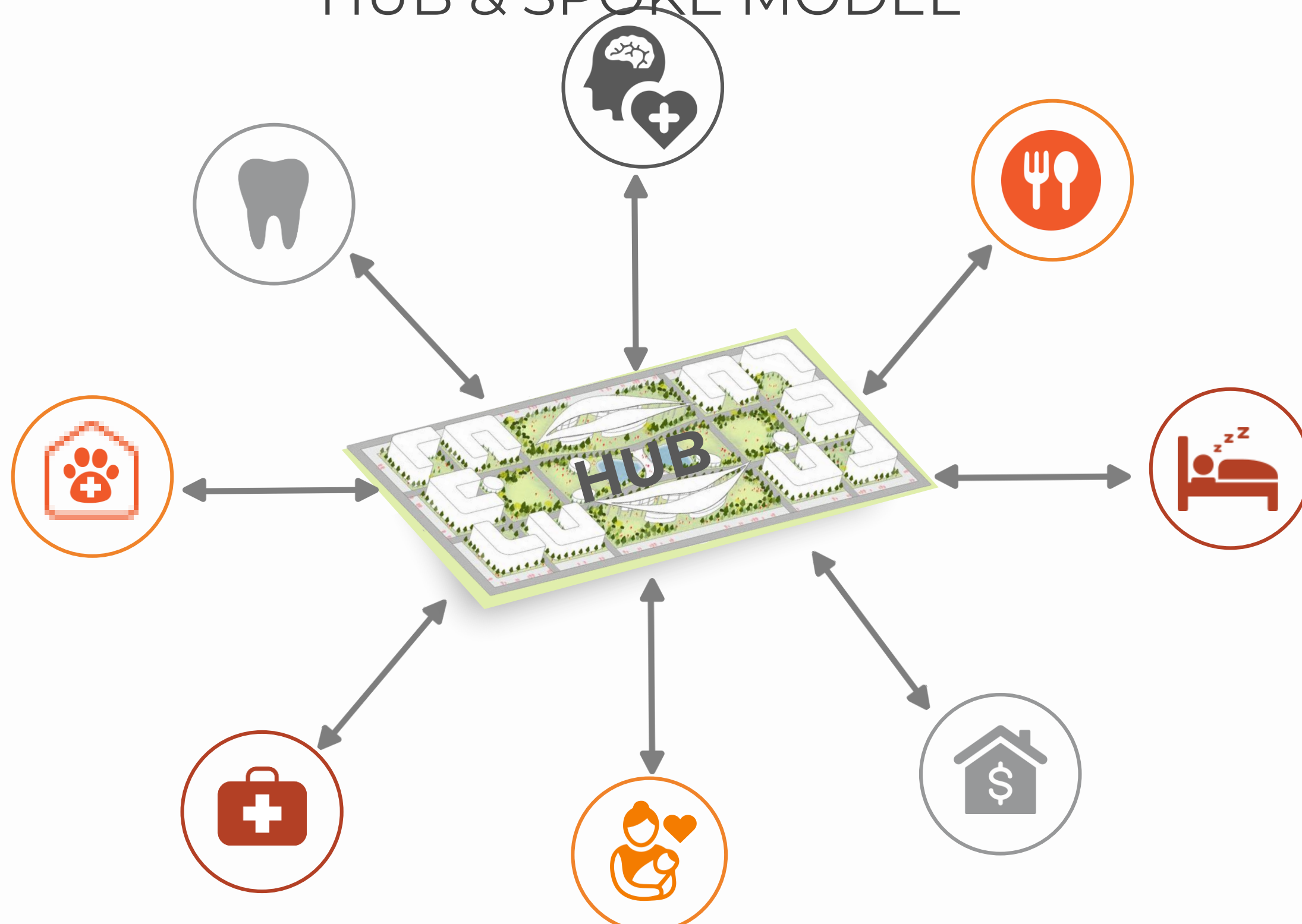
## HUB & SPOKE MODEL

### HUB

Addresses immediate needs with services and housing solutions

A central location makes it easily accessible to those who seek refuge from the streets

Provides homelessness prevention services for those at risk



### SPOKES

Partnering with existing service providers that are already successfully established throughout the city

# THE FIRST STEP OF THE JOURNEY OUT OF HOMELESSNESS: **THE HUB**

## The Hub

- Acts as a central intake & assessment
- Addresses immediate needs
- Restores physical and mental health



## Non-congregate housing provides:

- A private place to stabilize
- Begin healing process

## Workforce housing provides housing for:

- Social workers
- Case managers
- Other support staff

## For those at-risk of homelessness it provides:

- Connection to housing
- Education
- Health Services
- Other supportive services

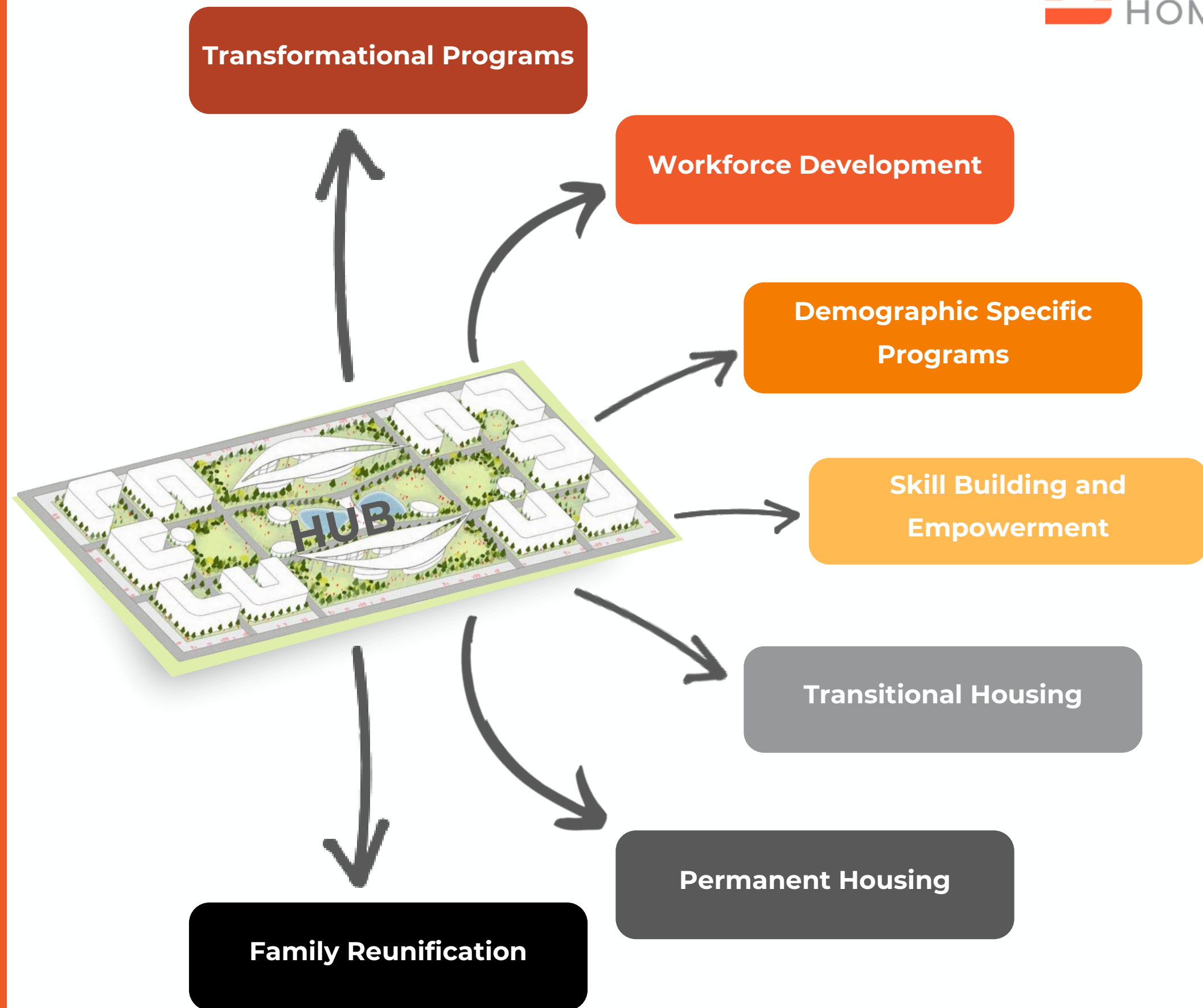
The site may also include permanent housing to help fill the community's gap

# STEP 2: THE NEXT PHASE BEYOND HOMELESSNESS

## Spokes

After clients stabilize, the service providers and staff onsite connect clients with the next step appropriate for their needs

- Longer-term housing
- Extended services and programs
- Mental and Physical Healthcare
- Transformational Programming
- VA Services
- Permanent housing





# PROVEN MODEL

Haven for Hope – San Antonio, Texas



**Haven for Hope** opened in San Antonio in 2010. Adapting from lessons learned from its successful history, academic studies, and lived experiences

**1,600**

Daily Average # of residents on campus

**1**

Collaborative Campus

**300**

Services Onsite

**180**

Partners

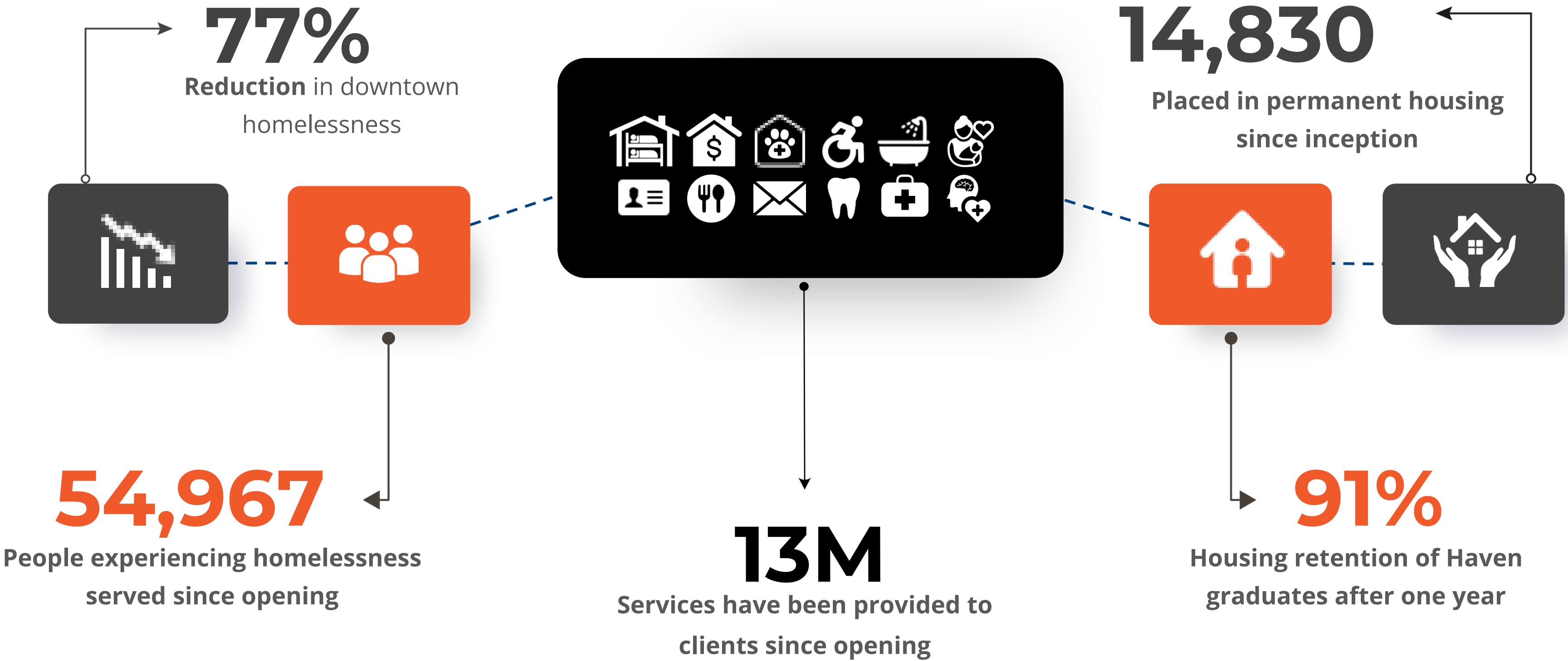
**80**

Service Providers

**22**

Acres

# HAVEN'S SUCCESS OUTCOMES



# HAVEN'S ECONOMIC IMPACT ON SAN ANTONIO



**\$29**

ROI to the San Antonio community for every dollar spent on Haven



**\$5B**

Benefits of medical care, housing, and other services



**\$5.6 B**

Net benefits to the San Antonio community as of 2019



**\$142M**

Benefits from reduced crime in the community

# ADOPTION OF A PROVEN MODEL

AGI Forum Heroes Lodge



## Austin

- Transitional housing with comprehensive care for veterans & their families
- Job training
- Physical health facility
- Animal Therapy

Bridge Homeless Assistance Center



## Dallas

- Provides services to 85% of Dallas County's homeless population
- Physical and mental health care
- Meals, showers, pet shelter
- Library, mail service, & lockers available
- Open 24 hours per day: 850 receive shelter each day; 300 each night

OneRise Behavioral Health Campus



## Wichita

- Comprehensive Services
- Affordable Housing
- Permanent Supportive Housing
- Childcare Center
- Federally qualified health center

# THE BAY AREA'S PATHWAY TO A HUB AND SPOKE MODEL

## 1. BUILDING THE COMMUNITY

- Aligning a coalition of 50+ cross-sector organizations
- Enlist executive level champions (funders/ influencers)
- Gain citizen support for the hub-and-spoke model
- Use this movement to expedite political support

## 2. CREATION OF THE HUB

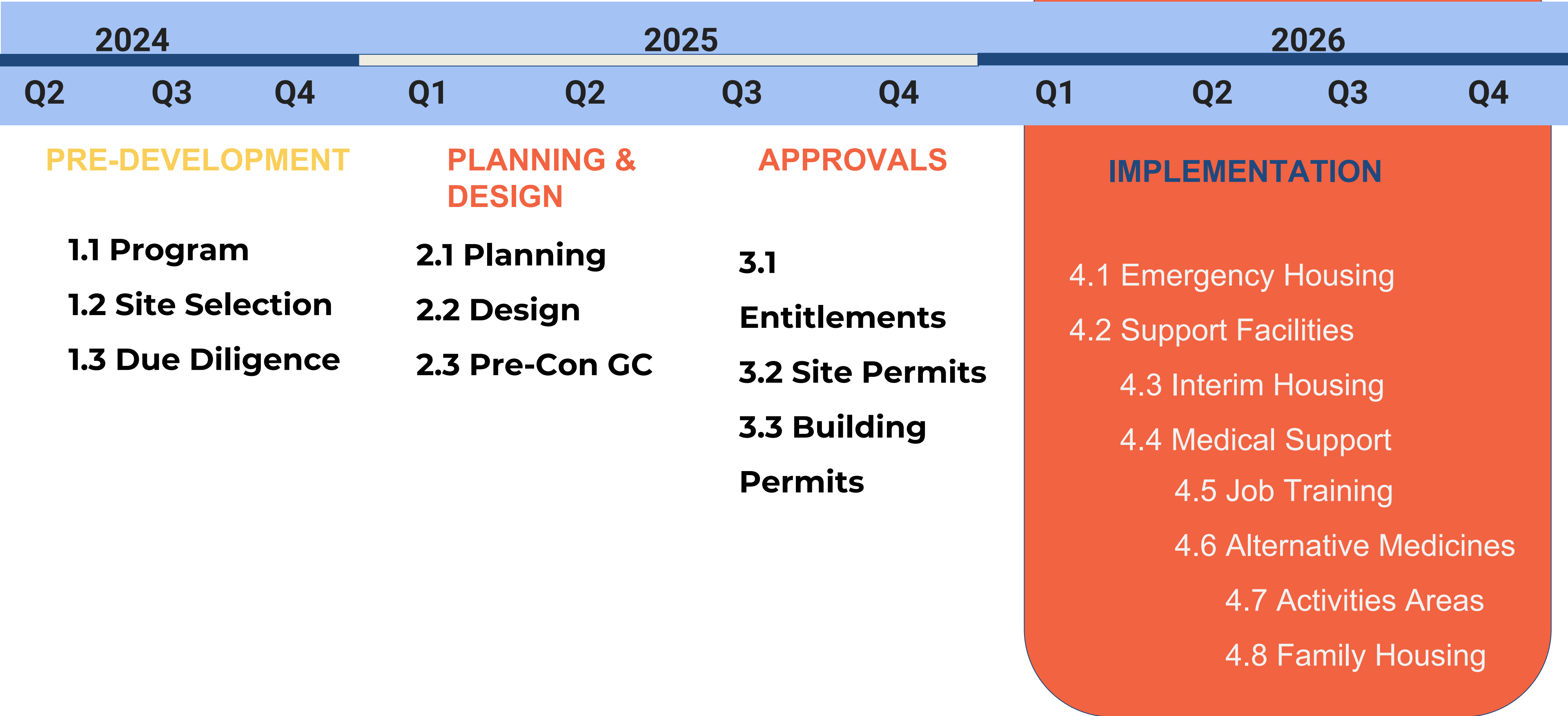
- Location research and prospecting
- Comprehensive business plan and operational details
- Immediate and long-term plans for development and service

## 3. INTEGRATION OF THE SPOKES

- Coordinate with existing service and housing providers.
- Develop technology platform for real-time connections



# Project Development Timeline



# SF Bay Area

## ANTICIPATED ECONOMIC IMPACT OF HUB AND SPOKE MODEL



**\$20x ROI**

For every dollar spent on a hub



**\$B Savings**

On medical care, housing, and other services



**\$B Growth**

For the SF downtown, businesses and community



**\$B Savings**

On police, fire, EMS and Sanitation services

# Hub Locations Potential / Target





# Pier 94/96

**Owner:** Port of San Francisco

**Current Use:** Misc Industrial Uses

**Acquisition Cost:** TBD

**Goal:** subsidized long-term ground lease

**Size:** 100+ acres

**Use Case:** both short-term and long-term

**Environmental:** Likely fine, contaminated fill

**Location/Accessibility:** Medium

**Zoning and Compliance:** M-2 zoning, very flexible

**Community Factors:** Maritime Politics / Interests, Bayview interests

**Existing Infrastructure/Utilities:** Good road infrastructure, Mediocre public transit



# India Basin

**Owner: Build Inc.**

**Current Use: Vacant**

**Acquisition Cost: TBD, Developer sideways and own the land, in for at least \$35mm, may want an exit**

**Size: 11.8 acres**

**Use Case: Temp or Permanent**

**Environmental: Unknown**

**Location/Accessibility: Waterfront, beautiful**

**Zoning and Compliance: Fully-entitled for 1,575 units of housing, some commercial, etc.**  
<https://blssf.com/project/india-basin/>

**Community Factors: Bayview interests**

**Existing Infrastructure: Significant infrastructure buildout required**



# Candlestick

**Owner: JV b/w City/Port and Five Point (formerly Lennar)**

**Current Use: Empty and unused**

**Acquisition Cost: TBD but development is sideways, limited progress, good timing.**

**Size: 77 acres**

**Use Case: Temp or permanent**

**Environmental: [TBD]**

**Location/Accessibility: B-**

**Zoning and Compliance: Likely fine**

**Community Factors: Bayview interests**

**Existing Infrastructure: Some**



# Pier 30/32

**Owner:** Port of San Francisco; Trammell Crow won RFP to develop but development likely sideways

**Current Use:** Misc. temp uses, underutilized

**Acquisition Cost:** TBD, subsidized long-term ground lease is the goal

**Size:** 15 acres

**Use Case:** Temporary use given cost to fortify Pier for permanent development

**Environmental:** Likely fine enough

**Location/Accessibility:** A+, centrally located

**Zoning and Compliance:** Likely flexible

**Community Factors:** research previous navigation center / neighborhood

**Existing Infrastructure:** TBD on utilities



# Laguna Honda

**Owner: Department of Public Health**

**Current Use: Hospital**

**Acquisition Cost: NA, no acquisition**

**Size: 80 acres**

**Use Case: Permanent facility, rehab of existing structures**

**Environmental: TBD**

**Location/Accessibility: Centrally located**

**Zoning and Compliance: TBD**

**Community Factors: Tucked away on a hillside, already in use, no issue expected**

**Existing Infrastructure: Buildings already built, seemingly partially in use**



# Potrero Power Station

**Owner:** Associate Capital (family office of Meg Whitman)

**Current Use:** Vacant

**Acquisition Cost:** High / Unlikely to transact

**Size:** 23 acres

**Use Case:** Temp or Permanent

**Environmental:** Remediation Complete

**Location/Accessibility:** Waterfront,

**Zoning and Compliance:** Could be tough, recently approved highly specific entitlements

**Community Factors:** Potrero Interests

**Existing Infrastructure:** In progress



# Pier 70

**Owner:** JV b/w Port of SF and Brookfield (the raw land); (JV b/w Port of SF and Orton - facilities already leads out to tech)

**Current Use:** Mixed Use Commercial - office and light manufacturing

**Acquisition Cost:** TBD, valuable land already in quasi private hands - harder conversation

**Size:** 69 acres

**Use Case:** Temp more likely to get done

**Environmental:** Should be fine

**Location/Accessibility:** Waterfront, easy

**Zoning and Compliance:** Flexible, likely M-2

**Community Factors:** Limited

**Existing Infrastructure:** B+



# JOIN US

**San Francisco's homelessness challenge** presents an opportunity  
to establish a comprehensive care system and share its  
successful model with cities nationwide

[mseiler@beyondhomeless.org](mailto:mseiler@beyondhomeless.org)

**Michael Seiler**

Chief Impact Officer

