



TERRA LAWSON-REMER

VICE-CHAIR

**SUPERVISOR, THIRD DISTRICT
SAN DIEGO COUNTY BOARD OF SUPERVISORS**

AGENDA ITEM

DATE: April 9, 2024

26

TO: Board of Supervisors

SUBJECT

**SUPPORTING SAFETY AND SECURITY AT WINDSOR POINTE & FUTURE
PROJECTS SUPPORTED BY NO PLACE LIKE HOME FUNDING (DISTRICTS: ALL)**

OVERVIEW

As a County of San Diego Supervisor, I want to ensure the County is doing everything in our power to support the safety of all residents living in permanent supportive housing developments especially those that are financially supported with No Place Like Home Funding, or similar funding sources that require the County to provide on-site support services. We also want to make sure these developments provide a healthy and safe place for residents and that they act as good neighbors, by not reduce the quality of life for anyone living on the property, or the surrounding neighborhood.

In one of the cities I represent, Carlsbad, is Windsor Pointe, a 50-unit affordable housing apartment development located on two non-contiguous sites, at 965 Oak Avenue, and 3606 Harding Street, in the Barrio neighborhood in the City of Carlsbad. This is a vital affordable housing development for our region providing veterans and formerly homeless individuals with a home. The City of Carlsbad provided the land through a ground lease agreement as well as \$8.3 million in City funding, while the County awarded \$13 million in No Place Like Home funds to the project and contracts with Alpha Project to provide on-site case management to the 24 No Place Like Home residents. Since opening in the Spring of 2022, community members and residents have consistently raised concerns about the project and its impact on safety and security in the neighborhood. Working with the City of Carlsbad, the affordable housing developer, our County staff and the community, progress toward resolving the concerns of Carlsbad residents is being made.

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We need cities across our region to continue stepping-up to build more affordable housing in their neighborhoods, and we will continue to support their development, but there are valuable lessons to be learned from the Windsor Pointe project. This item requests County staff to take additional actions to support the addition of more security personnel on-site and assess all options for increasing the level of case management and support services at Windsor Pointe and future supportive housing development projects that leverage No Place Like Home Funding, or similar funding sources. This primary emphasis on higher levels of service is especially important in the initial lease-up period when new residents are stabilizing and adjusting to their new environment. Taking this action ensures that residents are provided with an appropriate level of service, and all residents and neighbors are afforded a safe and secure living environment.

Taking these actions will further demonstrate the County’s commitment to continuing to work together with our 18 cities along with community members to help maintain safety in and around supportive housing developments.

**RECOMMENDATION(S)
VICE-CHAIR TERRA LAWSON-REMER**

1. Direct the Interim Chief Administrative Officer to analyze all options and opportunities to maximize the level of services and hours of on-site case management services and referrals to behavioral health services, for Windsor Pointe, and future permanent supportive housing projects funded by No Place Like Home dollars, especially during the initial lease-up phase, when residents are more likely to need extra help connecting to services and adjusting to a new environment.
2. Direct the Interim Chief Administrative Officer to coordinate with the Windsor Pointe development team to develop a plan for utilizing No Place Like Home operating reserve funds to add supplemental security personnel. Advocate to the California Department of Housing and Community Development, requesting the State to maximize funding flexibility of Capital Operating Reserve funds for the Windsor Pointe project.

EQUITY IMPACT STATEMENT

Permanent supportive housing is a key resource that addresses homelessness for some of the most vulnerable members of our communities. The No Place Like Home Program leverages state resources to provide permanent supportive housing for individuals with serious mental illness, pairing affordable housing with case management and referrals to additional supportive services.

SUSTAINABILITY IMPACT STATEMENT

Today’s action supports the County of San Diego’s Sustainability Goal #1 to engage the community, Sustainability Goal #2 to provide just and equitable access, and Sustainability Goal #4 to protect health and well-being.

FISCAL IMPACT

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There is no fiscal impact associated with this recommendation. There will be no change in net General Fund cost and no additional staff years.

BUSINESS IMPACT STATEMENT

N/A

ADVISORY BOARD STATEMENT

N/A

BACKGROUND

Windsor Pointe is a 50-unit affordable housing apartment development located on two non-contiguous sites, at 965 Oak Avenue, and 3606 Harding Street, in the Barrio neighborhood in the City of Carlsbad. Half the units offer a priority for lower-income military veterans and their families, and the other half serves people with mental illness who are experiencing homelessness. The project has been a partnership between the City of Carlsbad, the County of San Diego, Affirmed Housing, and includes onsite services provided by Alpha Project and Interfaith Community Services. The City of Carlsbad provided the land through a ground lease agreement as well as \$8.3 million in City funding, while the County awarded \$13 million in No Place Like Home funds to the project and contracts with Alpha Project to provide on-site case management to the 24 No Place Like Home residents. Since opening in the Spring of 2022, community members and residents have consistently raised concerns about the project and its impact on safety and security in the neighborhood.

On March 12, 2024, the Carlsbad City Council received an update on Windsor Pointe and adopted several actions to work with partnering entities to address community concerns. Carlsbad Police Chief Mickey Williams testified that while crime data shows a slight decrease in neighborhood crime since the project opened, there has been a high volume of calls for service at Windsor Pointe. A total of 762 calls for service were placed since 2022 with over 44% being mental health related. Seven residents account for over half of the calls (53% or 401 calls), showing that a handful of residents are having a disproportionate impact on local resources.

Public safety, especially regarding the well-being of children and vulnerable members of our community is a top concern. The County is also strongly committed to ensuring people experiencing homelessness can find pathways off our streets and get connected to the services and help they need.

My team and I have met with concerned residents, the development and property management team, and maintain regular communication with the City of Carlsbad, and the Carlsbad Police Department. In response to community concerns, earlier this year the County increased case management services at Windsor Pointe to five days a week and added a clinician to the support team. County staff have also been highly engaged participating in regular monthly security and

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service coordination meetings with the property manager, service providers, Carlsbad Police Department, and the security staff.

I want to ensure the County is doing everything in our power to respond to local concerns and ensure our efforts are successful. Today's item calls on the County staff to take additional actions to increase the flexibility of No Place Like Home funds to support the additional of supplemental security personnel and assess all options for increasing the level of case management and support services to ensure residents are provided with an appropriate level of service and all residents are afforded a safe and secure living environment. These actions demonstrate the County's commitment to continuing to work together with all 18 cities and community members and help maintain safety in and around supportive housing developments.

LINKAGE TO THE COUNTY OF SAN DIEGO STRATEGIC PLAN

Today's actions support the County of San Diego's 2023-2028 Strategic Plan initiatives of Sustainability, Equity, and Community, by supporting the implementation of permanent supportive housing; and by improving the quality of life for individuals experiencing homelessness across San Diego County.

Respectfully submitted,



TERRA LAWSON-REMER
Supervisor, Third District

ATTACHMENT(S)

N/A