



## REPORT TO THE CITY COUNCIL

**DATE ISSUED:** September 8, 2010

**REPORT NO:** CCR 10-005

**ATTENTION:** Council President and Members of the City Council  
For the Agenda of September 20, 2010

**SUBJECT:** FY 2011 Homeless Emergency Winter Shelter Program

**COUNCIL DISTRICT:** 2

**REQUESTED ACTION:**

Adopt the FY2011 Homeless Emergency Winter Shelter Program as described in this Report.

**STAFF RECOMMENDATIONS:**

- Find that a significant number of persons within the City of San Diego are without the ability to obtain shelter and that the weather conditions during the cold weather season result in a threat to the health and safety of those persons.
- Declare a homeless shelter emergency in the City of San Diego.
- Approve the FY2011 Homeless Emergency Winter Shelter Program (HEWSP) as described in this Report.
- Designate the Redevelopment Agency-owned block bounded by F Street on the north, 13<sup>th</sup> Street on the west, G Street on the south, and 14<sup>th</sup> Street on the east (commonly referred to as East Village Green West) for the location of the FY2011 Homeless Emergency Winter Shelter Program and authorize the Mayor or his designee and the Housing Commission to prepare documentation necessary to proceed with implementation of the project.

**SUMMARY:**

**Homeless Counts**

Weather conditions during the winter season have the potential to negatively affect the health and safety of individuals subjected to long-term or constant exposure. According to the Fiscal Year 2010 homeless profile compiled by the Regional Task Force profile, there were an estimated 4,526 homeless persons living in the City of San Diego last winter. Of these, 2,049 persons were living on the streets, 595 persons were living in emergency shelter, and 1,882 persons were living in transitional housing.

**FY 2011 Homeless Emergency Winter Shelter Program Initiatives for Single Adults**

Approximately 200 single men and women will be housed in a sprung structure each night. A list of potential sites that were evaluated and reviewed for suitability is provided in Attachment A. Factors used to evaluate suitability include:

- Minimum area 65' (width) x 500' (length) for sanitation, food service and medical support
- Paved, flat, level or very close to level
- Proximity to public/mass transit
- Availability of water and electricity hook ups
- Near "core City area;"
- Minimal disruptions to surrounding area
- Preference: city-owned or no-cost site

Alpha Project for the Homeless (Alpha) will operate the program for the City seven (7) days a week, twenty-four (24) hours a day. Alpha has operated the program for the past six years. This year, the program will run from late November 2010 through March 2011. The City has identified funding to operate the shelter for 120 days. The length of operation could be extended up to an additional 30 days, if Alpha Project contributes the funding necessary to cover sustained operational costs.

The Single Adult Shelter will also provide services on site which include health care, mental health, substance abuse, senior services, and housing placement.

The proposed site at East Village Green West (city block between F and G Streets, 13<sup>th</sup> and 14<sup>th</sup> Streets) appears to meet the minimum criteria for size, location, surrounding uses and transit availability. Final verification of size and grading issues is pending.

Staff investigated a number of potential sites; please see Attachment A for further details.

### **Veterans Shelter**

The City has a contract with the Navy to site a second sprung shelter that will house up to 150 homeless male veterans at the SPAWAR location in the Midway area; Housing Commission staff is working to update this agreement so that the new responsibilities of the Housing Commission can be incorporated or otherwise accounted for. The operator at this site will be Veteran's Village of San Diego (VVSD). Shelter participants will have access to the programmatic services seven (7) days a week, twenty-four (24) hours a day. VVSD will be responsible for providing program operations, services, and gathering appropriate information on shelter participants. The program will operate for 120 days projected to run December 8, 2010 thru April 6, 2011.

It should be noted that both Alpha Project and VVSD have expressed great concern about the prospect of cash flow problems related to their experiences last year operating the shelters and seeking rapid reimbursement from the City while their income streams are stressed due to shrinkage of donations. The Housing Commission is working with City staff to streamline the invoicing process but cannot advance Community Development Block Grant (CDBG) or Emergency Services Grant (ESG) funds that are not under Housing Commission control.

Other downtown facilities in the City's supportive network for homeless families and individuals include:

- Cortez Hill Family Shelter: the YWCA operates Cortez Hill Family Shelter to provide 150 beds year round in interim housing and supportive services to families with children. Families access

the program via the YWCA, San Diego Rescue Mission, Catholic Charities, Father Joe's Villages and Jewish Family Services; the program operates at capacity with a waiting list.

- Neil Good Day Center: Alpha Project operates the Neil Good Day Center to provide day services (mail pick up, showers, laundry, employment and housing connections, medical services) to approximately 250 adults daily.

### **New Initiatives to Address Homelessness**

In addition to the winter shelter program, the Housing Commission has joined several new initiatives to solve homelessness, including:

**One-Stop Shop:** Approved by Land Use & Housing Committee in July, the Council will hear this issue in September. A homeless services center which includes interim housing beds and permanent supportive housing units is being proposed at the World Trade Center site. If approved, this site could start serving the homeless in approximately three years and could preclude the need for the Winter Shelter adult tent in downtown.

**Project 25:** In a collaboration of United Way, San Diego Housing Commission and the County of San Diego, United Way has released a Request for Proposals (RFP) to identify at least twenty-five (25) individuals who are responsible for the highest use (and cost) of public services related to impacts of homelessness. This project will provide funding for housing and wrap-around services with intensive case management support for those individuals.

**100,000 Homes National Campaign: Downtown San Diego Partnership Registry:** The 100,000 Homes National Campaign a movement to identify and house the most vulnerable, at-risk homeless individuals. The Downtown Partnership is leading the local effort in collaboration with LeSar Development; chronically homeless found in the downtown area of San Diego will be interviewed and registered in late September. Based on data from the Registry, a significant number of the most fragile individuals will be offered housing and intensive case management designed to address their health and housing needs. The local Veterans Administration has reserved seventy-five (75) housing subsidy vouchers with supportive services to assist veterans identified through the Registry data. The Housing Commission, in concert with County departments, has pledged funding for housing fifty (50) of the most vulnerable persons registered.

**HPRP:** The Homelessness Prevention and Rapid Re-housing Program (HPRP), an ARRA-funded program, will increase its focus on diverting homeless people from the streets and providing temporary housing and services to assist them in getting back into stable living situations and maintaining their housing.

### **FISCAL CONSIDERATIONS:**

Attachment B shows the sources and uses of funds for the FY 2011 program.

There is no impact to the General Fund from these actions. On April 6 and May 24, 2010, through (City Council Resolution #305741 and City Council Resolution #305864), Council approved acceptance and expenditure of \$660,147 in Emergency Shelter Grant (ESG) Funds and \$856,809 in Community Development Block Grant funds from the U.S. Department of Housing and Urban Development (HUD).

The San Diego Housing Commission (SDHC) budget was approved on May 11, 2010, in which \$445,000 was budgeted for the Homeless Programs, including the Winter Shelter Program (see Attachment B). Subject to HUD approval, which has been requested, the ESG funds will be directly administered by SDHC, as will SDHC's own funds.

**PREVIOUS COUNCIL and/or COMMITTEE ACTION:**

The City Council approved an RFP for Winter Shelter Program Operations on March 23, 2010. There was no response to this RFP; the operation reverted to the current operator, Alpha Project of San Diego. Oversight of the Winter Shelter Program was transferred to the San Diego Housing Commission on June 29, 2010.

**COMMUNITY PARTICIPATION AND PUBLIC OUTREACH EFFORTS:**

Staff met or communicated with representatives of the East Village Association (EVA), Metropolitan Area Providers of Social Services (MAPSS), Regional Continuum of Care (RCCC), area businesses and others to solicit suggestions and feedback on possible sites and operating plans.

**KEY STAKEHOLDERS AND PROJECTED IMPACTS:**

Key stakeholders include residents and businesses in the downtown area and in the Midway area, homeless individuals and families, Alpha Project and VVSD as program operators. Program partners include the County of San Diego's Health and Human Services Department, Mental Health Services (health care workers and case managers), and various non-profit and veteran agencies that provide support services to the City's Homeless Shelter Program. The most significant projected impact will be a decrease in the number of persons without shelter in the winter months of 2010-2011.

**ENVIRONMENTAL REVIEW:**

This activity is not a "project" as defined in the California Environmental Quality Act (CEQA) Guidelines Section 15378, and therefore, is not subject to CEQA, pursuant to State CEQA Guidelines section 15060( C)(3). In addition, this activity is exempt under the National Environmental Policy Act (NEPA), pursuant to 24 CFR Part 58.34(A)(3).

Respectfully submitted,



Cissy Fisher  
Vice President  
Special Housing Initiatives

Approved by,



Carrol M. Vaughan  
Executive Vice President &  
Chief Operating Officer

Attachments:

Attachment A: Potential Shelter Sites

Attachment B: Funding Information

Hard copies are available for review during business hours in the main lobby of the San Diego Housing Commission offices at 1122 Broadway, San Diego, CA 92101 and at the Office of the San Diego City Clerk, 202 C Street, San Diego, CA 92101. You may also review complete docket materials on the San Diego Housing Commission website at [www.sdhc.org](http://www.sdhc.org)

FY2011 Potential Winter Shelter Site Locations

**Sprung structure:** The tent itself is 60' by 180' (10,800 sq ft.).

Approximate size of site needed: 25,000 -30,000 sq.ft. (for showers, toilets, medical van)

CD& Plan	Name	Location	Disposition/ Department	Issues/Conditions
CD2- Downtown	15 <sup>th</sup> & Island	16 <sup>th</sup> & J (15 <sup>th</sup> &Island)	Privately owned	.Site used for FY09/10 Shelters Work begun on site; Owner planning sale
CD2- Downtown	Tailgate Park	14 <sup>th</sup> & Imperial	Spectator Facility- READ	.Site used for FY08 Shelter . Padres representative contacted .Lot used for winter event parking
CD2- Downtown	735/725 13 <sup>th</sup> Street	13 <sup>th</sup> & F Street	Future Park Site; CCDC	.CCDC owned property, slated for demolition and future park site. .Site large enough; minimal grading to level site .Nearby utility hookups .Code & use designation issues to address
CD2- Downtown	14 <sup>th</sup> & Commercial	14 <sup>th</sup> &Commercial	Privately owned	Site in use by owner Father Joe's Villages; temporary home for Fresh Start Program 150 beds
CD2- Downtown	Triangle Parking Lot	14 <sup>th</sup> &Imperial	MITS in escrow	Site dimensions too small for sprung shelter and necessary amenities (bathrooms/showers)
CD2 Sports Arena	Midway Post Office	2701 & 2535 Midway Dr.	Federal Gov is owner	26.64 acres 4 buildings on the site Site is for sale, not available Near Veterans Tent site
CD2 Sports arena	Commerce Pt.	3970-90 Sherman St.	Privately owned 2 buildings	6.52 acres Sports arena area; Near Veterans Tent Contact pending

			for lease	
CD3 Bankers Hill	Blood Bank	440 Upas & 3450 5 <sup>th</sup> Ave	Owned by Blood Bank	Two bldgs: 36,000 sq.ft & 5,000 sq.ft.; Significant cost to convert No longer listed for sale
CD2 East Village	Pinnacle Park Site	J and 14th	Owned by Pinnacle	Surfaced parking lot; access off Island Ave. Warehouses on the East side (short term tenants); planned demolition. Owner contacted
CD2 Downtown	Ford Dealership	Broadway & Park	Owned by Salvation Army	Buildings just demolished; not paved yet. Site to be used as a storage lot for donated vehicles. Site slopes; may not be level enough for tent. Size to be determined
CD2 Downtown	14th & Market	14 <sup>th</sup> & Market	Owned by Bank of the Midwest	Deal fell thru; back on the market for sale Currently leased and used for parking. One City block; level and paved For sale by Bank.
CD3 Hillcrest	Scripps Health Bldg	Scripps Mercy Hospital Campus	Owned by Scripps	Vacant building on Scripps Campus 4 floors, approx. 9000 sq ft. Building needs considerable rehab to the interior. Not timely for FY2011

## City Homeless Services FY2011

Program	Serves	ESG	CDBG	HsgComm	Totals
Winter Shelter	adults	188,000	100,000		288,000
Winter Veterans	veterans	109,331	111,069	63,100	283,500
Tent up/down				43,500	43,500
County vouchers	hotel/mtl			50,000	50,000
Health Svcs	tent medical			43,400	43,400
City Svcs/Utilities	tents		54,600		54,600
Contingency			15,115		15,115
					-
Totals		297,331	280,784	200,000	778,115