

**REPORT****DATE ISSUED:** August 8, 2008**REPORT NO:** HCR 08-87**ATTENTION:** Chair and Members of the Housing Commission  
For the Agenda of August 15, 2008**SUBJECT:** Transitional Housing Grant to San Diego Safe Harbor**REQUESTED ACTION:**

Approve the award of a \$25,000 Transitional Housing Grant to San Diego Safe Harbor (Safe Harbor) for FY2009.

**STAFF RECOMMENDATION:**

That the Housing Commission:

1. Approve a \$25,000 Transitional Housing grant to Safe Harbor for their six-bed Safe House program located at 2504 "A" Street, including two one-year renewal options for FY2010 and FY2011 in the amount of \$25,000 each, contingent upon future funding availability and program compliance by Safe Harbor.
2. Authorize the Interim President & Chief Executive Officer to execute contracts in a form acceptable to General Counsel.

**BACKGROUND:**

A Request for Proposals From Nonprofit Corporations Seeking to Provide Transitional Housing for the Homeless (RFP) was issued on January 11, 2008. Eighteen proposals were received before the deadline, requesting a total of \$1,325,356.

On May 9, 2008, the Housing Commission approved funding for fifteen proposals totaling \$1,100,000. An application from Safe Harbor requesting \$32,800 was not recommended for funding at that time because their application received a score of 64 points and the RFP required a minimum score of 70 points to receive funding.

Safe Harbor has submitted an updated application via the Targets of Opportunity Program (TOP Program). The TOP Program was developed to allow the Housing Commission flexibility to take advantage of opportunities for affordable housing that cannot be funded through other Housing Trust Fund (HTF) programs. The TOP Program is targeted to very low- and low-income households, and the Safe House program meets all requirements for funding.

In FY08, the HTF collected more revenue than anticipated, resulting in more funds available for distribution in FY09. Funding the Safe House application will not detract from implementing the programs established under the Affordable Housing Fund FY09 Annual Plan. Staff recommends funding the Safe House program based upon last year's funding level of \$25,000, with two one-year renewal options in the amount of \$25,000 each, contingent upon future funding availability and program compliance by Safe Harbor.

For purposes of disclosure it is noted that Housing Commission board member Jennifer Adams-Brooks is a non-compensated board member of Safe Harbor, an Internal Revenue Code 501(c)(3) corporation. Ms. Adams-Brooks does not have a financial interest in Safe Harbor, nor did she participate on the RFP review committee. Under the provisions of Government Code Sections 1091(a)(7) and 1091(a)(8), she has a non-interest in this matter and is entitled to vote on it.

**FISCAL CONSIDERATIONS:**

Approval of the recommendation will result in the expenditure of up to \$75,000 HTF transitional housing program funds for FY09 to FY11.

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

None.

**COMMUNITY PARTICIPATION AND PUBLIC OUTREACH EFFORTS:**

An RFP was issued on January 11, 2008. Two pre-submittal conferences were held to answer questions from the public.

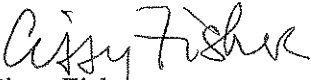
**ENVIRONMENTAL REVIEW:**

This activity is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15060(c)(3) of the state CEQA guidelines (the activity is not a project as defined in Section 15378). This activity is also exempt from review under the National Environmental Policy Act as no federal funds are involved.

**KEY STAKEHOLDERS & PROJECTED IMPACTS:**

Key stakeholders include Safe Harbor, its clients, and prospective clients.

Respectfully submitted,

  
Cissy Fisher  
Director, Housing Finance

Approved by,

  
Carrol M. Vaughan  
Interim President & Chief Executive Officer

Attachments: San Diego Safe Harbor Program Summary

Distribution of this attachment may be limited. A copy is available for review during business hours at the Housing Commission offices at 1122 Broadway, San Diego, CA 92101, Main Lobby and at the Office of the City Clerk, 202 C Street, San Diego, CA 92101.

## ATTACHMENT 1

Sponsor: San Diego Safe Harbor, Inc.

Project: Safe House

Funding Request: \$25,000 for FY09

Purpose: Homeless men

No. of Beds: 6

Total Cost: Annual Cost is \$109,900 (\$18,317 per bed)

Leverage: \$84,900 from grants, church donations and other donations, fundraising events and client fees

Prior HTF Funds: The HTF has provided approximately \$428,930 since 1992

### Agency Sponsor

San Diego Safe Harbor, Inc. is a nonprofit corporation formed in 1987 by beach area community members in response to homelessness in the Pacific Beach area. Safe House opened in La Jolla in 1991; in 1999, a second residence in Golden Hill was added. San Diego Safe Harbor currently operates only the Golden Hill Safe House. Transitional housing is the sole mission of San Diego Safe Harbor.

### Client Group and Resident Selection

Safe House serves six single men at a time at one facility. Clients are referred from a number of agencies that provide emergency shelter services.

Program participants must be homeless, willing to accept case management, capable of living in a group setting, job ready or willing to participate in an educational or vocational program, and have ninety days of continuous sobriety before entering the program.

### Program Design, Location & Operations

Safe House leases a 3-bedroom single family home located at 2504 "A" Street. The house is near public transportation and services.

The theme of the program is responsibility. Participants live independently without direct 24-hour supervision, and the Program Manager is on-call around the clock. Participants must establish a case plan with the Program Director, find stable employment, contribute one-third of their income toward program costs, use one-third of their income for living expenses and repayment of any debt, and save the remaining one-third of their income. The Safe House program consists of a safe, sober, supportive living environment and case management to advance participants to independent living. The average stay is 4.8 months and the maximum stay is 26 months.

### Staffing

A paid half-time Program Director/Case Manager performs intake, evaluations, case management, counseling, and oversees the day to day operations of the program. The officers, board of directors and volunteers provide administrative, accounting, legal, policy and fundraising services.

## Leverage

Recommended HTF funding of \$25,000 represents 23 percent of the program's cost for FY09.

Safe Harbor will provide a total of \$84,900, consisting of funding from Pacific Beach Presbyterian Church, grants, donations, and client fees.

## Innovation and Community Involvement

The Safe House program is dedicated to the creation of stability in the community as an outgrowth of stability in individual lives. It demonstrates the value and viability of cooperative living in the context of transitional housing for formerly homeless persons, and promotes support among persons sharing similar problems and goals. The Safe House program was created in response to a community need and as a result of community involvement. With the exception of the Program Manager position, it is entirely run by volunteers.

Linkages have been established with an array of community service organizations, including Logan Heights Family Health Center, Ocean Beach Community Services, Community Christian Services Agency, recovery organizations such as Alcoholics Anonymous, and public offices such as the Employment Development Department and the Social Security Administration.

## Outcome Measures

During the prior operating year 93 percent of exiting participants exited with employment and 100 percent exited with independent housing. Since program inception, 271 clients (97 percent) have increased their earnings and at least 131 clients (55 percent) have retained permanent housing one year after leaving the program.