



DATE ISSUED: September 20, 2006 REPORT NO. CCDC-06-30
CCDC-06-13

ATTENTION: Honorable Chair and Members of the Redevelopment Agency
Council President and City Council
Docket of September 26, 2006

ORIGINATING DEPT: Centre City Development Corporation

SUBJECT: Transitional Housing for Seniors Program Funding – Core
Redevelopment District of the Expansion Sub Area of the Centre
City Redevelopment Project

COUNCIL DISTRICT: 2

REFERENCE: Program Statistical Summary
Findings of Benefit

STAFF CONTACT: Dale Royal, Senior Project Manager (619) 533-7108

REQUESTED ACTION:

Redevelopment Agency approval of funding to lease 37 rooms for the Transitional Housing for Seniors Program and City Council acceptance, appropriation and expenditure of funds.

STAFF RECOMMENDATION:

That the Redevelopment Agency of the City of San Diego (“Agency”):

- Authorize the expenditure of up to \$282,000 from the Horton Plaza Low and Moderate Income Housing Fund No. 98446 to cover leasing costs and program administration for the Transitional Housing for Seniors Program; and
- Make certain findings that the Program is of benefit to the Horton Plaza Redevelopment Project.

And, that the City Council authorize:

- The acceptance of \$282,000 from Horton Plaza Low and Moderate Income Housing Fund No. 98446 to Senior Transitional Housing Program Fund No. 19658, for the Transitional Housing for Displaced Seniors Program;

- The appropriation and expenditure of funds, contingent upon certification of funds availability by the City Auditor and Comptroller, for the Transitional Housing for Displaced Seniors Program; and
- The Mayor or his designee to enter into an agreement with the Senior Community Centers to administer the Transitional Housing for Displaced Seniors Program, providing that the Auditor and Comptroller first furnishes an Auditor's Certificate which demonstrates that funds for such obligations are or will be on deposit in the City Treasury.

SUMMARY:

The Transitional Housing for Seniors Program ("Program") is sponsored by the City of San Diego to provide homeless seniors with vouchers to rent rooms at housing facilities in downtown and surrounding neighborhoods. The Corporation has provided funding support to the Program for the past five years with expenditures from the Centre City or Horton Plaza Low and Moderate Income Housing Fund. The City is requesting \$282,000 to fund leasing costs for 37 rooms and program administration for the 12-month period of July 2006 to June 2007.

FISCAL CONSIDERATIONS:

Funds are available in the amount of \$282,000 in the FY 2007 Horton Plaza Low and Moderate Income Housing Fund.

CENTRE CITY DEVELOPMENT CORPORATION RECOMMENDATION:

On July 26, 2006, the Centre City Development Corporation Board voted unanimously in favor of the staff recommendation.

COMMUNITY PARTICIPATION AND PUBLIC OUTREACH EFFORTS:

The program was discussed at public hearings regarding the Fiscal Year 2007 Redevelopment Agency budget.

BACKGROUND

This proposed program advances the Visions and Goals of the Downtown Community Plan and the Objectives of the Centre City Redevelopment Project by:

- Maintaining housing options affordable to very low income and special needs groups;
- Securing funding and locations for housing linked to supportive services for homeless; and
- Helping service providers stabilize individuals at risk of homelessness.

The Transitional Housing for Seniors Program is a City-sponsored effort to provide seniors who are homeless with vouchers to rent rooms at housing facilities in downtown or in surrounding neighborhoods. The Program has been operating since January 2002 and has provided, to date, over 46,000 bed nights for homeless seniors. The Program is managed by the City of San Diego City Planning and Community Investment, which has entered into a contract with Senior Community Centers of San Diego, a non-profit service provider, to lease rooms for homeless seniors. Program participants receive case management services by Senior Community Centers of San Diego, San Diego REACH, Traveler's Aid Society, and the San Diego Homeless Outreach Team.

The City of San Diego is requesting \$282,000 to lease a total of 37 rooms for the 12-month period of July 2006 to June 2007. The Agency has provided funding for the Program since inception, as follows:

Funding Period	Date Agency Approved	Housing Set-Aside Funds for Leasing Costs	CDBG Funds for Assisted Living Expenses	Total
January 2002-December 2002	March 19, 2002	\$168,000	None	\$168,000
January 2003 - December 2003	March 4, 2003	\$221,000	\$90,000	\$311,000
January 2004 - June 2004	January 13, 2004	\$105,000	None	\$105,000
July 2004 - June 2005	August 3, 2004	\$233,000	\$25,000	\$258,000
July 2005 - June 2006	June 29, 2005	\$272,000	None	\$272,000
<i>July 2006 - June 2007</i>	<i>Subject Request</i>	<i>\$282,000</i>	<i>None</i>	<i>\$282,000</i>
Total		\$1,281,000	\$115,000	\$1,396,000

DISCUSSION

Scope of the Project – The Program would lease a total of 37 rooms for homeless seniors, including 35 rooms at the Sara Frances Hometel located at 943 Tenth Avenue in downtown and two rooms at St. Paul’s Villa located at 2340 Fourth Avenue in Banker’s Hill.

Project Budget and Financing– Funds are available in the amount of \$282,000 in the FY 2007 Horton Plaza Low and Moderate Income Housing Fund.

Assisted-living expenses such as meals, counseling, and case management are not included in the above budget because those expenses are not allowable uses of Redevelopment Agency Low and Moderate Income Housing Funds. The City plans to secure funding from other sources for the assisted-living expenses.

Participation by Agency – The Agency would provide a total of \$282,000 to be used for leasing costs and program administration during the 12-month period of June 2006 to July 2007, as follows:

Program Expense	Rate	Total
Sara Frances Lease	35 rooms x \$575 x 12 months	\$241,500

St. Paul's Lease	2 rooms x \$547 x 12 months	\$13,128
Program Administration		\$25,000
Contingency		\$2,000
Total (rounded)		\$282,000

Program Benefits – The Program serves a critical need for temporary housing for seniors, including frail elderly, among the homeless population. Since inception, the Program has assisted almost 495 homeless seniors move from the streets towards more permanent housing. A summary of the Program's outcomes is attached as Exhibit A.

PROJECT ANALYSIS AND IMPACT ASSESSMENT

Housing Impact – The Program provides temporary housing and an effective way to connect homeless seniors with supportive services and permanent housing options. This action would allow the Program to continue at its current level of service through the end of Fiscal Year 2007.

Environmental Impact – This activity is not a project, and therefore not subject to CEQA per CEQA Guidelines Section 15060(c)(3).

Findings of Benefit – Whenever Agency funds are proposed to be spent outside of a redevelopment project area, the Agency is required to make findings that the project will be of benefit to the redevelopment project area. Both of the housing facilities are located outside, but within close proximity, to the Horton Plaza Redevelopment Project boundaries. Sara Frances Homotel is located six blocks to the east in downtown's Core district. St. Paul's Villa is located one mile north in the Banker's Hill neighborhood. Proposed findings of benefit are attached (see Exhibit B), which describe how leasing rooms for homeless seniors benefits the Horton Plaza Redevelopment Project.

CONCLUSION

The Transitional Housing for Seniors Program is a successful program that provides temporary housing for homeless seniors. Staff recommends authorizing an expenditure of \$282,000 from the Horton Plaza Low and Moderate Income Housing Fund to fund leasing costs for 37 rooms and program administration for the 12-month period of July 2006 to June 2007.

Respectfully submitted,

Concurred by:

Dale Royal
Senior Project Manager

Nancy C. Graham
President

Attachment(s): Exhibit A – Program Statistical Summary
Exhibit B – Findings of Benefit