



**Centre City  
Development  
Corporation**

REPORT NO. CCDC-07-47

DATE ISSUED: November 28, 2007

ATTENTION: Honorable Chair and Members of the Redevelopment Agency  
Docket of December 4, 2007

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 DISTRICTS: District 2 and 8

STAFF CONTACT: A.J. Magana, Accountant/Financial Analyst (619) 533-7125

REQUESTED ACTION: Approval of funding to lease 37 rooms for homeless seniors.

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 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.

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 six 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 2007 to June 2008.

FISCAL CONSIDERATIONS: Funds are available in the amount of \$282,000 in the FY 2008 Horton Plaza Low and Moderate Income Housing Fund.

CENTRE CITY DEVELOPMENT CORPORATION RECOMMENDATION: On May 30, 2007, the Centre City Development Corporation Board voted unanimously on consent to approve the funding to lease 37 rooms for homeless seniors.

KEY STAKEHOLDERS AND PROJECTED IMPACTS: The program is managed by the City of San Diego Department of Community and Economic Development, which has entered into a

contract with Senior Community Centers of San Diego, a non-profit service provider, to lease rooms for homeless seniors.

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 Department of Community and Economic Development, 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 2007 to June 2008. The Agency has provided funding for the Program since inception, as follows:

<b>Funding Period</b>	<b>Date Agency Approved</b>	<b>Housing Set-Aside Funds for Leasing Costs</b>	<b>CDBG Funds for Assisted Living Expenses</b>	<b>Total</b>
January 2002 to December 2002	March 19, 2002	\$168,000	None	\$168,000
January 2003 to December 2003	March 4, 2003	\$221,000	\$90,000	\$311,000
January 2004 to June 2004	January 13, 2004	\$105,000	None	\$105,000
July 2004 to June 2005	August 3, 2004	\$233,000	\$25,000	\$258,000
July 2005 to June 2006	June 29, 2005	\$272,000	None	\$272,000
July 2006 to June 2007	October 2, 2006	\$282,000	None	\$282,000
<i>July 2007 to June 2008</i>	<i>Subject Request</i>	<i>\$282,000</i>	<i>None</i>	<i>\$282,000</i>
<b>Total</b>		<b>\$1,563,000</b>	<b>\$115,000</b>	<b>\$1,678,000</b>

DISCUSSION

Scope of the Project – The Program would lease a total of 37 rooms for homeless seniors, including 35 rooms at the Sara Frances Homotel 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 from the Horton Plaza Low and Moderate Income Housing Fund.

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 2007 to July 2008, as follows:

<b>Program Expense</b>	<b>Rate</b>	<b>Total</b>
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
<b>Total (rounded)</b>		<b>\$282,000</b>

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.

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 Attachment 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 2008.

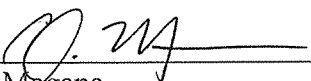
Environmental Impact – This activity is not a project, and therefore not subject to CEQA per CEQA Guidelines Section 15060(c)(2).

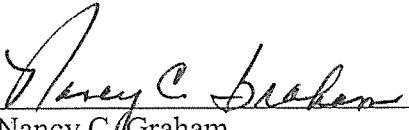
Findings of Benefit – Whenever Agency funds are proposed to be spent outside of a redevelopment project area, the Agency is required to make findings that the project will be of benefit to the redevelopment project area. Both of the housing facilities are located outside, but within close proximity, 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 (Attachment B) which describe how leasing rooms for homeless seniors benefit 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 2007 to June 2008.

Respectfully submitted,

Concurred by:

  
\_\_\_\_\_  
A.J. Magana  
Accountant/Financial Analyst

  
\_\_\_\_\_  
Nancy C. Graham  
President and Chief Operating Officer

Attachments:

A – Program Statistical Summary

B – Findings of Benefit