



THE CITY OF SAN DIEGO  
**MANAGER'S REPORT**

DATE ISSUED: October 26, 2005 REPORT NO. 05-210

ATTENTION: Honorable Mayor and City Council  
Docket of October 31, 2005

SUBJECT: FY 2006 Winter Shelter Program & Cortez Hill Family  
Center

SUMMARY

Issues –

- 1) Should the City Council declare a winter shelter emergency in the City of San Diego?
- 2) Should the City Council approve the FY 2006 Winter Shelter Program described in this report?
- 3) Should the City Manager or his designee enter into the FY 2006 Memorandum of Understanding between the San Diego Housing Commission and the City of San Diego, under which the City of San Diego shall receive a total of \$445,000 from the San Diego Housing Commission for the operation of the FY 2006 Winter Shelter and Cortez Hill Family Center Programs?
- 4) Should the Auditor and Comptroller accept, appropriate and expend \$95,000 from the San Diego Housing Commission for the FY 2006 Winter Shelter Program?
- 5) Should the Auditor and Comptroller accept, appropriate and expend \$350,000 from the San Diego Housing Commission for the FY 2006 Cortez Hill Family Center Program?
- 6) Should the City Manager or his designee enter into agreements to expend the \$445,000 in funds for the operation of the FY 2006 Winter Shelter and Cortez

Hill Family Center Programs, contingent upon certification of funds availability by the City Auditor and Comptroller?

- 7) Should the City Auditor and Comptroller accept, appropriate, and expend any and all additional contributions, private donations, interest earnings, and other City funds associated with the approved FY 2006 Winter Shelter and Cortez Hill Family Center Programs?
- 8) Should the City Auditor and Comptroller transfer funds between the Winter Shelter Program and Cortez Hill Family Center Program, as needed, at the direction of the City Manager or his designee?

Manager's Recommendations –

- 1) Declare a winter shelter emergency in the City of San Diego.
- 2) Approve the FY 2006 Winter Shelter Program described in this report.
- 3) Authorize the City Manager or his designee to enter into the FY 2006 Memorandum of Understanding between the San Diego Housing Commission and the City of San Diego, under which the City of San Diego shall receive a total of \$445,000 from the San Diego Housing Commission for the operation of the FY 2006 Winter Shelter and Cortez Hill Family Center Programs.
- 4) Authorize the Auditor and Comptroller to accept, appropriate and expend \$95,000 from the San Diego Housing Commission for the FY 2006 Winter Shelter Program.
- 5) Authorize the Auditor and Comptroller to accept, appropriate and expend \$350,000 from the San Diego Housing Commission for the FY 2006 Cortez Hill Family Center Program.
- 6) Authorize the City Manager or his designee to enter into agreements to expend the \$445,000 in funds for the operation of the FY 2006 Winter Shelter and Cortez Hill Family Center Programs, contingent upon certification of funds availability by the City Auditor and Comptroller.
- 7) Authorize the City Auditor and Comptroller to accept, appropriate, and expend any and all additional contributions, private donations, interest earnings, and other City funds associated with the approved FY 2006 Winter Shelter and Cortez Hill Family Center Programs.
- 8) Authorize the City Auditor and Comptroller to transfer funds between the Winter Shelter Program and Cortez Hill Family Center Program, as needed, at the direction of the City Manager or his designee.

Fiscal Impact – The total cost for these Programs is \$1,225,000. This action accepts a total of \$445,000 from the San Diego Housing Commission (\$95,000 for the Winter Shelter Program, and \$350,000 for the Cortez Hill Family Center). The budgets for each Program are described in Exhibits A and B of this report. The remaining \$780,000 is available from CDBG (Community Development Block Grant) and ESG (Emergency Shelter Grant) funds.

## BACKGROUND

City Council Policy 000-51, Comprehensive Homeless Policy, adopted April 21, 2003, serves as the City's framework for addressing homeless issues. The policy supports the operation of an emergency shelter and supports the continuum of care model whereby, the City, in coordination with businesses, social service agencies, community groups, and other jurisdictions, assess needs and promote programs that restore people who are homeless to their optimum participation in the community. The policy further requires the City Manager to provide annual recommendations for the operation of cold weather homeless shelter programs.

In a cooperative arrangement, the City, the County of San Diego and the United Way of San Diego created the Regional Task Force on the Homeless (the Task Force) in March 1985. In July 2004, the Task Force issued its County-wide update on the state of homelessness at that point in time. As outlined in that report, there is an estimated homeless population of 9,667 within the region, down from 15,000 due, primarily, to a decrease in the number of migrant workers. Of the 9,667 homeless persons reported, 4,458, including homeless migrant workers, are in the City of San Diego, down from 6,500 persons in previous years. The reduction in the number of homeless within the City can be explained, in part, by the following factors: 1) an actual "rolling count" by the San Diego Police Department of those sleeping on the streets was conducted for the second year in a row. In the past, the number of homeless has been estimated by service providers; 2) the development and success of permanent supportive housing units for an estimated 500 dually diagnosed homeless persons that have moved off the streets and established stable lifestyles, and 3) a reduction in the number of homeless migrant workers from 1,100 to 200. Within the City of San Diego, there are currently 2,019 urban shelter beds and 123 farm worker beds available resulting in a total of 2,142 existing beds. This leaves an unmet need of 2,316 beds.

## DISCUSSION

The weather conditions during the winter season have the potential to affect the health and safety of individuals subjected to long-term or constant exposure. Given the existing shortage of available beds, it is recommended that a winter shelter emergency be declared and a winter shelter program adopted to address the needs of the homeless.

The recommended program is targeted to operate from December 7, 2005 to March 16, 2006. In November 2004, upon adoption of the FY2005 Winter Shelter Program, the City Council requested the City Manager to return each year with a 120 day program

budget. However, budgetary limitations only allow for a 100 day program. At the time, the Social Service Program was adopted in April 2005, it was not anticipated that approximately \$30,000 would be needed for three new heaters, and approximately \$15,000 would be needed for tent repairs. In order to deliver a 120 day program, an additional \$94,600 would be needed.

The Winter Shelter Program will serve approximately 400 persons each day. Shelter participants staying at the single adult and veteran shelters will have access to the programmatic services 24 hours a day, 7 days a week.

The family emergency shelter program this year will be provided through a City and County collaborative with the YWCA, San Diego Rescue Mission (SDRM), and Home Start. The designated funding provides for hotel/motel vouchers and case management services. The SDRM is the point of entry. While in the SDRM program, families will be assessed and assigned case managers. Using vouchers, families will be moved to a hotel or motel for up to 30 days and will continue case management services. Once families have completed their eligibility criteria, they will then be placed in the Cortez Hill Family Center, the City's year round transitional housing program, or other suitable program. For up to four months, while in transitional housing, families will work on issues and causal factors that contributed to their homelessness. Case-management, enriched services and other appropriate services will provide families a better chance to regain self sufficiency and increase their ability to return to a mainstream lifestyle in permanent housing. The SDRM emergency shelter hours are 6 p.m. to 7 a.m. seven days a week; the hotel vouchers provide 24-hour housing as does the Cortez Hill Family Center. This plan provides County HHSA Family Self-Sufficiency Programs case management for each family.

Up to 200 single men and women will be housed at the 16<sup>th</sup> and Newton Avenue location in a sprung structure each night. The operator at this site will be the Alpha Project.

Up to 150 homeless male veterans will be housed at the SPAWAR location in Pt. Loma in a sprung structure each night. Vietnam Veterans of San Diego is the operator at this site.

Contractors will be responsible for providing operational support, services, and gathering appropriate information on Winter Shelter participants.

Program partners include the San Diego Housing Commission, the County of San Diego's Health and Human Services Agency (health care workers and case managers), and various non-profit and veteran agencies who provide support services at no cost to the City's Winter Shelter Program.

The San Diego Police Department (SDPD) and Homeless Outreach Team (HOT) will continue to have priority access to Winter Shelter Program services. The HOT teams consist of two Police Officers, a County Social Worker, and a Psychiatric Emergency

Response Team (PERT) clinician. Each shelter location will provide designated numbers of beds for SDPD and HOT Team referrals.

The total projected cost for the FY2006 Winter Shelter Program is approximately \$590,000 for a 100-day program serving 400 individuals each day. A summary of this year's program funding is included as Exhibit A of this report.

**CORTEZ HILL FAMILY CENTER: YEAR-ROUND TRANSITIONAL HOUSING PROGRAM**

The YWCA of San Diego County is the operator of this program. The year-round program provides 47 units which house up to 150 single-parent and intact families and their children. Each family can stay in the transitional housing program up to 4 months while completing their case workers managed plan to re-establish stable incomes and long-term or permanent housing.

The operating budget for FY2006 is approximately \$635,000. The San Diego Housing Commission will provide \$350,000 for the FY2006 Cortez Hill Family Center, and the remaining \$285,000 is available from the City's Social Service Program budget. A summary of this year's program funding is included as Exhibit B of this report.

It is recommended that the City Council continue implementing the Winter Shelter and Cortez Hill Family Center Programs as outlined in this report.

ALTERNATIVE(S):

Do not authorize a Winter Shelter Program.

Respectfully submitted,

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Sharon Johnson  
Administrator  
Homeless Services Program

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Ernie Linares  
Deputy Director  
Community Services

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Debra Fischle-Faulk  
Acting Director  
Community & Economic Development

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Approved: Ellen Oppenheim  
Deputy City Manager

FISCHLE-FAULK/EL

- Attachments:
1. Exhibit A - Winter Shelter Funding
  2. Exhibit B - Cortez Hill Family Shelter Funding

**2006 WINTER SHELTER FUNDS**

Social Service Funds (CDBG and ESG) R-300416	\$ 495,000
San Diego Housing Commission	\$ 95,000

**TOTAL FUNDING** **\$ 590,000**

<b>100-DAY WINTER SHELTER PROGRAM</b>		
<b>Single Adult Site</b>		
<b>200 Single Adults @ 16<sup>th</sup> &amp; Newton Avenue</b>	Operator: Alpha Project	\$240,525
	<b>Total</b>	<b>\$240,525</b>
<b>Male Veteran Site</b>		
<b>150 Male Veterans @ SPAWAR site (Pt. Loma)</b>	Operator: Vietnam Veterans of San Diego	\$180,500
	<b>Total</b>	<b>\$180,500</b>
<b>Family Emergency Sheltering Program</b>		
<b>An estimated 60 family members through S.D. County Voucher Program</b>	<b>Total</b>	<b>\$ 52,975</b>
<b>Direct City Costs</b>		
	Tent Set-up / Tear-down	\$ 36,000
	Utility Connect Fees	\$ 35,000
	Repairs	\$ 45,000
	<b>Total</b>	<b>\$ 116,000</b>
<b>GRAND TOTAL</b>		<b>\$590,000</b>

EXHIBIT B

<b>2006 YEAR-ROUND TRANSITIONAL HOUSING PROGRAM FUNDS</b>	
Social Service Funds (ESG) R-300416	\$285,000
San Diego Housing Commission	\$350,000
<b>TOTAL FUNDING</b>	<b>\$635,000</b>