THE CITY OF SAN DIEGO

REPORT TO THE CITY COUNCIL

DATE ISSUED: Sept. 5, 2007 REPORT NO: 07-138

ATTENTION: Council President and City Council
Docket of Sept. 11, 2007

SUBJECT: Site Location for the Single Adult Shelter -
FY 2008 Homeless Emergency Winter Shelter Program

REFERENCE: None.

REQUESTED ACTION:

- Designate a location for the FY 2008 Homeless Emergency Winter Shelter Program's Single Adult Program from the following alternatives sites:
  - the Ex-Navy Hospital lower parking lot (at Balboa Park)
  - Enterprise Street between Jessop Lane and Midway Boulevard (Pt. Loma)
  - 16th Street at Newton Avenue (Downtown San Diego)

STAFF RECOMMENDATIONS:

Approve one of the three options for the location of the FY 2008 Homeless Emergency Winter Shelter Program's Single Adult Program.

SUMMARY:

The City's Single Adult Program of the FY 2008 Homeless Emergency Winter Shelter Program provides shelter during the colder, wetter months of the year. Alpha Project for the Homeless has operated the Program for the past 4 years, and will again this fiscal year. In addition to the City's 120 day program, Alpha Project has asked to provide an additional 34 days of shelter through their fund-raising efforts. Therefore, the total days of operation for single adults will be 154 days (November 1, 2007 through April 2, 2008) and will serve 200 homeless men and women each night.

Homeless Services was requested to pursue alternative locations for the Single Adult Program with Real Estate Assets Department (READ). READ completed a property search to identify potential locations. After identifying and evaluating twelve (12) sites, nine (9) were eliminated as unsuitable and three (3) were seen as viable possibilities. The following minimum requirements were used to evaluate potential sites for relocation of the Single Adult Program's homeless shelter sprung structure:

- The footprint of the single adults' shelter sprung structure is 60' x 180'. For purposes of conducting shelter operations, an area of 75' (width) x 760' (length), or larger of paved, flat, relatively level space to accommodate the needed infrastructure for sanitation, food service and medical support;
- Proximity (easy walking distance) to public transportation or mass transit;
- Availability of electrical and water hookups;
- Near "core City area"; and
- Minimal disruption to the surrounding area.

Real Estate Assets evaluated the following sites for potential location of the Single Adult Shelter as seen in *Attachment 1*.

The following sites were identified to be physically suitable for siting the single adult shelter structure:

SITE CODE	LOCATION	SUITABILITY
R402	**Ex-Navy Hospital Parking Lot**	**Lower lot physically suitable**
Street	**Enterprise Street (between Jessop and Midway across from the Midway Post Office)**	**Site used in 1987 for veterans**
Street	**16th Street at Newton Avenue**	**Previously Used**

The following sites have been evaluated using the stated minimum requirements and were determined to not be physically suitable:

SITE CODE	LOCATION	SUITABILITY
Q537	NE Cnr El Cajon Blvd/Central	Too small, even including alley
Q331	Hancock / Witherby Streets	Site too narrow at one point
Q413	Kettner / California Street	Triangular, too small
Street	Bean Street Cul-de-sac	Too narrow, only 50 feet
N309	Garnet / Morena Blvd	Unpaved, far from core area
R406	SW Cnr State / Laurel Street	Unpaved, drastic elevation changes

The following sites have been previously evaluated or actually used for the sprung structure:

SITE CODE	LOCATION	SUITABILITY
Q320	IPayOne Arena (Sports Arena)	Need lessee permission
P517	Qualcomm Stadium Lot	Far from core City area
N/A	Navy Storage yard /Sports Arena	Use denied
N/A	Midway Post Office Lot	Previously used

The Transportation Engineering Division reviewed ¼ mile radius around the street addresses of service providers that either provide meals or other services to homeless as seen in *Attachment 2*. The review considered the impact of locating the shelter's sprung structure (tent) within the public right of way by reviewing the following: street width and traffic impacts including accessibility for fronting property, impacts from street closure and traffic detours.

Traffic Engineering determined that both the Enterprise Street between Midway Drive and Pacific Highway and 16th Street at Newton Avenue were acceptable locations.

For the following locations within ¼ mile radius of the address noted below, Traffic Engineering found no area that could be closed to traffic without significant impacts to the traffic:

1. 299 17th Street – Neil Good Day Center
2. 469 16th Street – God's Extended Hands Ministries
3. 825 Seventh Avenue – Salvation Army
4. 1501 Imperial Avenue – St. Vincent de Paul's Village
5. 4141 Pacific Highway – Veteran's Village of San Diego
6. 1111 Imperial Avenue
7. 4101 University Avenue – Coalition for the Homeless
8. 4101 30th Street

For the three sites that were noted as being physically suitable for the single adult shelter's sprung structure and corresponding services, a collaboration of City staff from Homeless Services, General Services, Water Department, and Transportation Department's Streets and Electrical Divisions did site evaluations to determine infrastructure capacity. These findings are presented for consideration:

Site Features	**Newton Avenue at 16th Street**	**Enterprise Street at Midway Blvd.**	**Lower Parking Lot at Park Blvd & President's Way**
Shelter i.e. tent structure	Yes	Yes	Yes
Dinner delivery	Yes	Yes	Yes
Emergency vehicle access	Yes	Yes	Some street closures due to special events
Showers, restrooms, etc.	Yes	Yes	Yes
Onsite health screenings	Yes	Yes	Yes
Onsite crisis intervention	Yes	Yes	Yes
Onsite health case mgmt.	Yes	Yes	Yes
Onsite healthcare follow-up	Yes	Yes	Yes
Proximity to existing County and other Social Services	Excellent	Fair	Poor
Access to lunch meal	Yes	No	No
Proximity to community clinics	Excellent	Fair	Poor

	Newton Avenue at 16th Street	Enterprise Street at Midway Blvd.	Lower Parking Lot at Park Blvd & President's Way
Access for people with limited mobility	1 block from public transportation to program site	1 block from public transportation to program site	¼ mile to program site
Infrastructure Evaluation	Water and electrical connections available	Water and electrical connections available, but would require additional SDGE assessment	Water available but no electrical Connection (Circus uses generators)
Drainage during rain	Occasional pooling during rains	Flooding into the tent during rains per Veteran Village of SD (VVSD)	Elevations may create increased likelihood of flooding during rains
Conflict with Community events	None	None	Parking overflow for over-flow parking for events such as December Nights
Community Impact	• 2 blocks from a school • Proximity to businesses • Proximity to Ballpark	• ½ mile from veteran's program site • Proximity to businesses	• Increased homeless in Balboa Park impacting visitors

FISCAL IMPACT:

There is no impact to the General Fund from this action. However, additional infrastructure costs would result in the need to adjust the designated line items included in the existing FY 2008 Homeless Emergency Winter Shelter Program budget.

PREVIOUS COUNCIL AND/OR COMMITTEE ACTION:

None.

COMMUNITY PARTICIPATION AND PUBLIC OUTREACH EFFORTS:

None.

KEY STAKEHOLDERS AND PROJECTED IMPACTS:

Impacts on residents, schools and businesses from additional homeless in the areas of: Residents and businesses in East Village community, residents, businesses in the Midway area and visitors to Balboa Park.

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Land Use and Economic Development

Attachments: (1) Memo from Real Estate Assets on Sites Reviewed for Winter Homeless Shelter Location dated August 29, 2007
(2) Memo from Traffic Engineering Division on Potential Sites for Relocation of Homeless Shelter dated June 19, 2007.