



THE CITY OF SAN DIEGO  
**REPORT TO THE CITY COUNCIL**

DATE ISSUED: September 19, 2008

REPORT NO: 08-130

ATTENTION: Council President and City Council  
City Council Meeting of September 23, 2008

SUBJECT: FY 2009 Homeless Emergency Winter Shelter Program

REFERENCE: None.

REQUESTED ACTION:

- Find that a significant number of persons within the City of San Diego are without the ability to obtain shelter, and that the weather conditions during the cold weather season result in a threat to the health and safety of those persons.
- Declare a homeless shelter crisis to exist in the City of San Diego.
- Approve the FY 2009 Homeless Emergency Winter Shelter Program.
- Authorize the City Comptroller to accept, appropriate, and expend any and all additional contributions, private donations, interest earnings, and other City funds associated with the Homeless Emergency Winter Shelter Program, for the operation of that Program.
- Designate the site for the FY 2009 Homeless Emergency Winter Shelter Program's Single Adult Shelter Program to be the vacant lot located at Island Avenue/16<sup>th</sup> Street/ J Street/15<sup>th</sup> Street.
- Authorize the Mayor or his designee to negotiate and execute an agreement and/or other necessary documents to utilize the vacant lot located at Island Avenue/16<sup>th</sup> Street/ J Street/15<sup>th</sup> Street

STAFF RECOMMENDATIONS:

Adopt the requested actions.

SUMMARY:

City Council Policy 000-51, "Comprehensive Homeless Policy" (revised April 21, 2003), serves as the City's framework for addressing homeless issues. The policy supports the operation of an emergency shelter and the federal continuum of care model, whereby the City, in coordination with businesses, social services agencies, community groups, and other jurisdictions, assesses needs and promotes programs that restore people who are homeless to their optimum participation in the community.

Declaration of Homeless Shelter Crisis

In January 2008, the Regional Task Force on the Homeless reported an estimated 4,082 homeless individuals living in the City of San Diego. Of those, 2,424 were in year-round shelters. Added to the lack of available shelter beds are the weather conditions during the cold weather season

that create the potential to adversely impact the health and safety of homeless individuals living outside on a long-term or constant basis. Given the existing shortage of available shelter beds, it is recommended that a homeless shelter crisis be declared in the City of San Diego and that the FY 2009 Homeless Emergency Winter Shelter Program (HEWSP) be adopted to provide shelter services to approximately 400 homeless individuals. 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 Homeless Emergency Winter Shelter Program. The City's designated 120-day period of operation for the FY09 HEWSP will be December 3, 2008 through April 1, 2009. The budget for the FY 2009 HEWSP was approved by City Council on May 6, 2008 (R-303663).

#### Veterans Shelter Program

Up to 150 homeless male veterans will be housed in a sprung structure each night at the SPAWAR location in the Midway are. Shelter participants will have access to programmatic services seven days a week, twenty-four hours a day. The operator at this site will be Veteran's Village of San Diego, who will be responsible for operations and services, and for gathering appropriate information on shelter participants.

#### Family Emergency Shelter

The family emergency shelter program will be provided through a City and County collaborative with the YWCA and San Diego Rescue Mission (SDRM). The designated funding to the County provides for hotel/motel vouchers and case management services. The SDRM will be 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 programs. 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 program provides case management for each family from the County's Family Self-Sufficiency Programs.

#### Single Adult Shelter Program

The operator at this site will be the Alpha Project for the Homeless. Up to 200 single men and women shelter participants will have access to programmatic services seven days a week, twenty-four hours a day. Alpha Project for the Homeless will be responsible for operations and services, and for gathering appropriate information on shelter participants.

As a result of client healthcare issues identified at the shelter in FY 2006, St. Vincent de Paul Village and UCSD School of Medicine have again agreed to provide the leadership and support for a healthcare collaborative. The collaborative, which will operate five days a week, includes County medical, mental health, and case management contract agencies, and the Pt. Loma Nazarene University School of Nursing. Together, they will address the medical and mental health treatment

needs (and crises, as identified), and provide basic screening, referral, and follow-up for clients participating in the Single Adult Shelter Program. The City will contract with St. Vincent de Paul Village, who will act as the lead agency for these supportive services.

Single Adult Shelter Program Site

In FY 2008, the Single Adult Shelter site was approved at the Tailgate Park location. However, this site was made available as a one-time option. Economic Development Division was once again requested to pursue alternative locations for the operation of the Single Adult Program in FY 2009. With assistance from Centre City Development Corporation (CCDC), a property search to identify potential locations was completed. After identifying and evaluating thirteen (13) sites, twelve (12) were eliminated as unsuitable and one (1) was seen as a viable possibility. The following minimum requirements were used to evaluate potential sites for relocation of the Single Adult Program’s 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 65' (width) x 500' (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.

The following sites were evaluated for potential location of the Single Adult Shelter:

LOCATION	SUITABILITY
Bay View Med Center – 26th & Island	Site is located in the middle of historic residential area; parking lot; not ADA accessible; too far from County and other social services (East Village services); no mass transportation
22 <sup>nd</sup> Street & Commercial	Private parcels (school district?); property geared for construction; street not big enough; trolley traffic
Pier One property next to Mission Brewery (Kettner between Washington & Palm/Hancock)	Private property; top lot sloped; area too small; currently used as car storage (rental car company); lower lot not ADA accessible; area not wide enough; too small; no mass transportation; too far from County and other social services
Vacant/underutilized Properties on Pacific Highway (between Palm & Laurel)	Private properties; unsafe access due to traffic volume and speed from Pacific Highway; sloped parking lots; currently utilized as paid Park & Go parking lot; parking business will stop generating income if area closed
17 <sup>th</sup> & Imperial	Sloped; too close to freeway; possible contamination; unimproved lot; Phase 1 required; street not wide enough; freeway off-ramp crossing dangerous; not ADA accessible
17 <sup>th</sup> & G	Heavy construction parking lot not big enough; street closure not wide enough;

17 <sup>th</sup> & Market	Street closure; area too small; too sloped; private parking lot next to gas station
16 <sup>th</sup> & C	Private property; close to Neil Good Day Center; construction in all four corners and in parking lot; street closure – too much slope next to 17 <sup>th</sup> ramp; not big enough; street too narrow
Island/16 <sup>th</sup> /J/15th	Vacant lot; private owner willing to make site available to the City; site is dirt and will require clearing, grading & AC pavement; surrounding sidewalks need repair; temporary on-site power & lighting will be required; southerly ½ of lot would require significantly more work; northerly ½ of lot is best for tent location
NW Corner of Broadway & Park/ 12 <sup>th</sup> & Broadway	Smart corner; no available space; two private parking lots; too small; 12 <sup>th</sup> & Market currently utilized for parking; street closure not possible
Front & Cedar	Private parking lot; too small; sloped; too close to freeway; dangerous crossing; no public transportation
I-5 Offramp at B & C	Area way too small
State, Union & Ash	Private parking lot utilized; too small; too much slope; street closure – not wide enough

The vacant lot located at Island Avenue/16<sup>th</sup> Street/J Street/15<sup>th</sup> Street was noted as the only site physically suitable and available to the City for the single adult shelter's sprung structure and corresponding services.

FISCAL IMPACT:

There is a net zero impact to the General Fund from this action.

PREVIOUS COUNCIL AND/OR COMMITTEE ACTION:

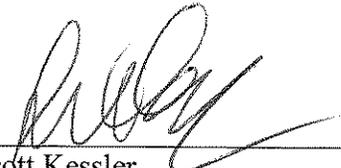
FY 2009 Social Services Program Allocation; Council Action: May 6, 2008.

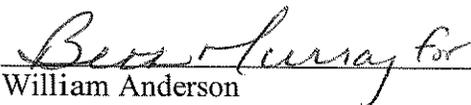
COMMUNITY PARTICIPATION AND PUBLIC OUTREACH EFFORTS:

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.

  
 \_\_\_\_\_  
 Scott Kessler  
 Deputy Director  
 Economic Development Division

  
 \_\_\_\_\_  
 William Anderson  
 Deputy Chief Operating Officer  
 City Planning and Development