



## REPORT TO THE CITY COUNCIL

**DATE ISSUED:** November 2, 2010

**REPORT NO:** CCR 10-009

**ATTENTION:** Council President and Members of the City Council  
For the Agenda of November 3, 2010

**SUBJECT:** Emergency Winter Shelter-Civic Center Concourse Golden Hall

**COUNCIL DISTRICT:** 2

**REQUESTED ACTION:**

Review requested information from Housing Commission and City staff and confirm Golden Hall as the site for the FY2011 Homeless Emergency Shelter.

**STAFF RECOMMENDATION:**

1. That the City Council consider updated financial information and physical limitations of the location of the FY2011 Homeless Emergency Winter Shelter at Golden Hall in the Civic Center Concourse; and,
2. Should utilization be confirmed, that the City Council authorize the Mayor or his designee and the Housing Commission to prepare documentation necessary to proceed with implementation of the project at the Golden Hall site for a period of one or two years.

**SUMMARY:**

At its meeting of October 22, 2010, the City Council directed Housing Commission and City staff to return on November 3, 2010 with updated and additional information on the potential impacts of locating the FY2011 Homeless Emergency Winter Shelter Program for adults at the Golden Hall building of the Civic Center Concourse.

One of the major concerns discussed at the October 22<sup>nd</sup> meeting about using Golden Hall was how to assure that liability for contracts can be mitigated and to estimate loss of income from a decision to use the site for this purpose. Attachment A, provided by the Real Estate Assets Department, (“READ”) includes a summary budget and information on potential economic impacts. READ staff will be available to answer questions and provide more detail if necessary. The Redevelopment Agency has been analyzing potential sources to offset the loss of revenue at Golden Hall and has determined that about \$200,000 may be available to offset these losses, through repayment of Agency sales tax debt to the City from applicable redevelopment project areas.

On Wednesday, October 27th, a physical inspection of Golden Hall was conducted by City staff including representatives of several departments, the service contractor and Housing Commission staff. Attachment F includes a Housing Commission staff summary of specific items that were identified as significant issues including probable repairs and replacements.

November 2, 2010

Emergency Winter Shelter-Civic Center Concourse Golden Hall

Page 2

**FISCAL CONSIDERATIONS:**

The estimated financial impact due to events planned at Golden Hall that would have to be relocated or cancelled is \$390,437. On April 6 and May 24, 2010, through City Council Resolution #305741 and City Council Resolution #305864, Council approved acceptance and expenditure of \$660,147 in Emergency Shelter Grant (ESG) Funds and \$856,809 in Community Development Block Grant funds from the U.S. Department of Housing and Urban Development (HUD) for the Emergency Shelter Program. The San Diego Housing Commission (SDHC) budget was approved on May 11, 2010, in which \$445,000 was budgeted for the Homeless Programs, including funding for the Winter Shelter Program. Subject to HUD approval, which has been requested, the ESG funds will be directly administered by SDHC, as will SDHC's own funds. Redevelopment staff and City CDBG staff are available to answer specific questions.

**PREVIOUS COUNCIL and/or COMMITTEE ACTION:**

The City Council approved an RFP for Winter Shelter Program Operations on March 23, 2010. There was no response to this RFP; the operation reverted to the current operator, Alpha Project of San Diego. Oversight of the Winter Shelter Program was transferred to the San Diego Housing Commission on June 29, 2010. At its meetings of September 20, October 12, and October 18, City Council considered issues related to the winter shelter program. On October 18, 2010, the City Council approved the site and operation of the program for veterans; on October 22 the City Council directed staff to return November 3 with a further assessment of the Golden Hall site.

**COMMUNITY PARTICIPATION AND PUBLIC OUTREACH EFFORTS:**

City Council has held five public meetings on this issue. In addition, staff made numerous contacts with local community organizations and interested individuals over the past four months to solicit recommendations and feedback.


**KEY STAKEHOLDERS AND PROJECTED IMPACTS:**

Program partners include homeless individuals and families, the County of San Diego's Health and Human Services Department, Mental Health Services (health care workers and case managers), and various non-profit agencies that provide support services to the City's Homeless Shelter Program. The most significant projected impact will be an increase in the number of persons without shelter in the winter months of 2010-2011 if an emergency shelter is not available.


**ENVIRONMENTAL REVIEW:**

This activity is not a "project" as defined in the California Environmental Quality Act (CEQA) Guidelines Section 15378, and therefore, is not subject to CEQA, pursuant to State CEQA Guidelines section 15060( C)(3). In addition, this activity is exempt under the National Environmental Policy Act (NEPA), pursuant to 24 CFR Part 58.34(A)(3).

Respectfully submitted,

  
Cissy Fisher  
Vice President  
Special Housing Initiatives

Approved by,

  
Carol M. Vaughan  
Executive Vice President &  
Chief Operating Officer

Attachments