



REPORT

DATE ISSUED: March 13, 2015

REPORT NO: HCR15-023

ATTENTION: Chair and Members of the San Diego Housing Commission
For the Agenda of March 19, 2015

SUBJECT: Fiscal Year 2016 Provision of Interim Housing for Homeless Adults in Existing Non-Tent Facilities

COUNCIL DISTRICT: 3

REQUESTED ACTION

Recommend that the Housing Authority of the City of San Diego approve execution of agreements for operation and services of the Fiscal Year 2016 Interim Housing and Day Center Facilities for Homeless Adults, with the option to continue funding for up to four additional years depending on funds available, compliance with grant agreement requirements, and program performance. Recommend that the San Diego City Council approve the recommended siting of the Fiscal Year 2016 Interim Housing Facility for Homeless Adults at the St. Vincent de Paul Village campus and Day Center Facility for Homeless Adults at the Neil Good Day Center, with the exception of showers, until such time that the Day Center Facility for Homeless Adults can be moved to the St. Vincent de Paul Village campus. Recommend that the San Diego City Council declare a "shelter crisis" [as defined in Government Code Section 8698(d). "Declaration of a shelter crisis" means the duly proclaimed existence of a situation in which a significant number of persons are without the ability to obtain shelter, resulting in a threat to their health and safety.] in the City of San Diego.

STAFF RECOMMENDATION

That the San Diego Housing Commission (Housing Commission) recommend that the Housing Authority of the City of San Diego (Housing Authority) and the San Diego City Council (City Council) take the following actions, contingent upon the subsequent appropriations, [prior to July 1, 2016] of sufficient funds by the City of San Diego (City) and approval of funds by the Housing Authority, in the Housing Commission's Fiscal Year (FY) 2015 and 2016 budgets, as the City Council and Housing Authority shall determine in their sole and unfettered discretion:

- 1) Approve the award of two grants totaling \$2,248,637 to St. Vincent de Paul Village, Inc. (St. Vincent) for operation of the FY 2016 Interim Housing Facility for Homeless Adults (Interim Housing) and the FY 2016 Day Center Facility for Homeless Adults (Day Center);
- 2) Authorize the execution of an agreement with St. Vincent in the amount of \$1,748,637 for the oversight and management of the FY 2016 Interim Housing at the Paul Mirabile Center at 16 15th Street in Downtown San Diego. The form and format of the agreement shall be subject to the approval of General Counsel of the Housing Commission;
- 3) Authorize the execution of an agreement with St. Vincent in the amount of \$500,000 for the oversight and management of the FY 2016 Day Center at the Neil Good Day Center at 299 17th

Street, under the provisions of Section 9.4 of the Housing Commission's procurement policy. The form and format of the agreement shall be subject to the approval of General Counsel of the Housing Commission;

- 4) Authorize four additional one-year renewal options for FYs 2017 to 2020 for each grant agreement respectively with St. Vincent, contingent upon the availability of funding, compliance with all grant agreement requirements, and program performance, to be exercised in the sole discretion of the San Diego Housing Commission;
- 5) Authorize the expenditure of up to \$1,470,000 in FY 2016 City General Funds, \$808,602 in Federal Community Development Block Grants, and \$145,155 in Federal Emergency Solutions Grant funds as part of the Housing Commission's FY 2016 Proposed Budget, contingent upon the appropriation of said funds by the City of San Diego (City) and approval of funds by the Housing Authority in the Housing Commission's FY 2016 Budget, as the City Council and Housing Authority shall determine in their discretion, and contingent upon the adoption of the FY 2016 Appropriation Ordinance and contingent upon the City's Chief Financial Officer furnishing a certificate certifying that the funds necessary for expenditures are, or will be, on deposit with the City Treasurer;
- 6) Recommend that the City Council find and declare the existence of a "shelter crisis" [as defined in Government Code Section 8698(d)] in the City pursuant to and in accordance with the provisions of California Government Code section 8698 et seq. and suspend any and all housing, health and safety codes that interfere with efforts to mitigate the shelter crisis;
- 7) Authorize the Housing Commission to enter into a contract with St. Vincent of up to \$250,000 from City General Funds in FY 2015 for transition to Interim Housing, as defined in this report, commencing April 1, 2015, under the provisions of Section 9.4 of the Housing Commission's procurement policy. The execution of this contract and the expenditure of funds for this purpose is contingent upon timely and appropriate authorization by the City of sufficient funds. This funding amount is to be provided to the Housing Commission upon proper submittal of adequate documentation of expenditures, by the Housing Commission, as determined by the City's Economic Development staff, and contingent upon the Comptroller certifying that funds are available;
- 8) Amend the Housing Authority-approved Housing Commission FY 2015 budget to include an additional sum of \$250,000 in General Funds and authorize the Housing Commission to expend \$250,000 from the City's General Fund in addition to sums originally included within the Housing Commission's FY 2015 Housing Authority approved budget;
- 9) Contingent upon the Housing Authority's approval of the proposed increase to the Housing Commission's FY 2015 budget, authorize the President & CEO or designee to execute new agreements and/or amendments with St. Vincent to transition operation of the existing winter tent program to the Interim Housing program at the Paul Mirabile Center at 16 15th Street for the term of April 1, 2015 through June 30, 2015, in a form and format approved by General Counsel, for up to \$250,000;

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- 10) Authorize the President & Chief Executive Officer (President & CEO), or designee, to execute all necessary documents and instruments that are necessary and/or appropriate to implement these approvals, in a form approved by General Counsel, and to take such actions necessary and/or appropriate to implement these approvals; and
- 11) Authorize the President & CEO to substitute funding sources and/or increase compensation by not more than 20 percent of the total contract amounts for the proposed contracts, if necessary, without further action by the City Council, Housing Authority, or Board of Commissioners (Board) of the Housing Commission, but only if and to the extent that funds are determined to be available for such purposes;

DEFINITIONS

For the purposes of this report, the following definition of “Interim Housing” shall apply:

- **Interim Housing** shall mean those uses defined and permitted within CUP 90-0079 and as defined in the applicable San Diego Municipal Code sections. In addition, Interim Housing shall include those uses permitted under federal law 24 CFR 91.5.

SUMMARY

The Housing Commission administers the contracts for the City’s Homeless Shelters and Services Programs based on a Memorandum of Understanding between the Housing Commission and the City that took effect on July 1, 2010, and was amended and restated as approved by the Housing Commission Board on May 9, 2014, and the City Council on June 17, 2014.

Per a joint action of the Housing Authority and City Council on October 7, 2014 in HA-2015-8, the Housing Commission was directed to conduct a programmatic study regarding possible locations for a permanent, indoor shelter to be completed and presented to the City Council prior to April 1, 2015. The results of that study are the subject of this report and include projected costs and timeframes for the sites proposed.

Location: Since 1986, the City has provided two tent shelter programs for homeless single adults and Veterans during the winter months. The City’s Single Adult Emergency Winter Shelter operates in the Barrio Logan neighborhood and the Veterans Emergency Winter Shelter is located in the Midway District. Additionally, the City has also offered day center services for homeless adults at the Neil Good Day Center [Day Center], a site leased by the City from the California Department of Transportation (Caltrans) in Downtown San Diego. The Day Center is permitted under the provisions of CUP 86-0955. On December 2, 2014, San Diego Mayor Kevin Faulconer, City Councilmember Todd Gloria, the Council President at the time, City Councilmember David Alvarez and Housing Commission President & CEO Richard C. Gentry announced a Request for Proposals (RFP) to replace both the temporary tents and potentially the Day Center Programs with new permanent structures.

The Interim Housing being proposed would provide the same number of beds (350) as both the tents currently provide. The recommended actions would advance the City toward the objective of ending homelessness by combining short-term housing with services to help homeless San Diegans rebuild their lives. Estimated available funding of \$2.2 million in Federal and City funds was included in the RFP for the permanent programs. The RFP incorporated elements designed to maximize outcomes at both programs. For example, the Interim Housing will provide:

- Minimum 350 beds for homeless men and women (ages 18 and up), equal to the number of beds currently provided by the tents
- Up to 40 percent of beds are to be set aside for homeless Veterans
- Supportive services to stabilize lives
- 24-hour residential and security services
- 45-day lengths of stay for residents
- Participation in the Coordinated Assessment and Housing Placement system

Service elements of the Day Center include:

- Basic services, such as showers and bathrooms
- Supportive services, such as case management and housing navigation
- Resources, such as classrooms and information/referral
- Security staffing
- Participation in the Coordinated Assessment and Housing Placement system

On behalf of the City, the Housing Commission issued the RFP on December 2, 2014, for year-round, permanent facilities to provide interim housing and day center services for homeless adults. Advertisements were placed in the local newspapers *U-T San Diego*, *The Daily Transcript*, *La Prensa* and *San Diego Voice & Viewpoint*. The RFP was also posted on the Onvia Demandstar Web-based bid/proposal notification system, which is also accessible on the Housing Commission's website, www.sdhc.org. A total of 19 notifications were sent through the Onvia Demandstar system to registered nonprofits and agencies. During the solicitation period, nine RFP packages were downloaded from the website. Housing Commission staff also provided a solicitation notice to the Regional Continuum of Care Council and the San Diego Association of Non-Profits for distribution to their members. A pre-proposal meeting was held on December 16, 2014, with eight nonprofits/agencies in attendance.

During the RFP process, two proposals, both from the same entity, were received, requesting a total of \$2,200,000; all proposals were deemed responsive and incorporate national best practices for homeless assistance programs in their service delivery strategy. A Proposal Evaluation Committee (the Committee), composed of Housing Commission and City staff, evaluated and scored the applications in accordance with provisions in the RFP. The evaluation criteria included: Project Location, Operations & Supportive Services, Project Readiness, Maximum Leveraging of Non-RFP Sources of Funding, and Organizational Experience and Capacity.

After careful consideration, it is the unanimous recommendation of the Committee to award grants to St. Vincent with the following conditions:

- FY 2016 Interim Housing, to be operated at the Paul Mirabile Center at 16 15th Street in Downtown San Diego by St. Vincent, will provide:
 - A comprehensive and collaborative homeless outreach plan utilizing \$48,637 in available funds from the proposed FY 2016 grant total within 30-days of award targeted to a quarter (1/4) mile radius of the St. Vincent campus;
 - Consistent communication to the East Village residents through community meetings and other effective forms of outreach, beginning immediately;
 - All services as proposed in the overall project, including leveraged resources; and
 - A detailed plan for the conversion use of the beds as Interim Housing, as defined in this report, within 30-days of award.

- FY 2016 Day Center, to be operated at 299 17th Street in Downtown San Diego by St. Vincent:
 - Included in the St. Vincent proposal for the Day Center is use of a lot located at 1402 Commercial Street, which is part of the St. Vincent campus and contiguous to the Paul Mirabile Center at 16 15th Street. The Committee recommended the Day Center be located on the St. Vincent campus, and that St. Vincent apply for a Conditional Use Permit (CUP) to move the Day Center to 1402 Commercial Street. However, after further consideration, staff is recommending the Day Center continue operations at the current Neil Good Day Center, under the provisions of CUP 86-0955, for at least FY 2016 to determine if the CUP for the Commercial Street lot can be obtained. During operations at the Neil Good Day Center site, showers will continue to be provided at the Joan Kroc Center located at 1501 Imperial Avenue on the St. Vincent campus. These uses for the showers are permitted under CUP 2007-27;
 - Subsequently, St. Vincent will pursue the CUP, with support from the Housing Commission, needed to relocate the Day Center from 299 17th Street to 1402 Commercial Street;
 - If the CUP is approved, in the City's sole and unfettered discretion, then that aspect of the proposal will be the subject of a separate action item to amend the Day Center contract, but only upon subsequent approval by the appropriate entities. It is the Housing Commission's recommendation that this become, upon receipt of all necessary approvals, the future site of the City's Day Center as it improves the amenities and service coordination for homeless individuals; and
 - St. Vincent will also assure any outdoor space used for the project is respectful of the neighboring community. For example, no queuing will be allowed.

St. Vincent is the largest provider of residential homeless services in San Diego. The agency has extensive experience providing a diverse array of housing and supportive services to homeless men, women, and children. Programs include: transitional housing, rapid rehousing, affordable housing, and permanent supportive housing along with intensive housing/service programs, such as the United Way of San Diego County's "Home Again, Project 25" (Project 25) program. St. Vincent manages Project 25. The Housing Commission is also a partner in Project 25, awarding 25 federal Sponsor-Based Housing Vouchers to provide housing for chronically homeless individuals. Additionally, for the past nine months St. Vincent has participated in the successful operation of a triage bed program providing 25 beds to the San Diego Police Department Homeless Outreach Team. With an annual operating budget totaling \$28,990,875, St. Vincent serves approximately 15,000 San Diegans in need each year.

Currently, the demand in San Diego for housing for the homeless outweighs the supply. In response, efforts are underway to ensure our homeless assistance system has the appropriate combination of housing and services to maximize outcomes through coordinated interventions and available housing resources. National best practice data shows the effectiveness of communities utilizing a centralized intake to create successful homelessness programs. Through centralized intake, participant screenings and assessments are coordinated, and resources redistributed to where they can better assist those in need.

As a result, according to the U.S. Department of Housing and Urban Development (HUD), "the system for preventing and ending homelessness is less fragmented and scarce resources are used more efficiently." Creation of a centralized intake system is an important way for San Diego to achieve this

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goal of getting the right intervention to those in need as quickly as possible. The creation of a permanent Interim Housing site and elimination of the temporary tents, will significantly contribute in the successful operation of a centralized intake system for the San Diego region.

Selection of St. Vincent for operation of both programs streamlines and enhances the effectiveness of the Interim Housing and the Day Center by uniting three previously disparate programs (City's Single Adult Emergency Winter Shelter, Veterans Emergency Winter Shelter, and Neil Good Day Center) through operations by one agency thereby creating a centralized access point in the City. Both will operate in the East Village neighborhood of Downtown San Diego, which is located near critical resources for the population served. The St. Vincent campus design limits potential impacts on the surrounding neighborhood. And until such time as the full Day Center function can be moved to the St. Vincent campus, the Neil Good Day Center site will continue to offer clients refuge from the streets.

Combining programs with one operator will also benefit participants, as they are able to access critical services such as multidisciplinary team support, employment skills training, substance abuse treatment, and integrated behavioral and physical healthcare. Furthermore, by joining the Single Adult and Veterans Homeless Emergency Winter Shelters into one comprehensive program, an additional 150 referrals for beds will become available to the Coordinated Assessment and Housing Placement (CAHP) system being created through the 25 Cities Initiative.

The 25 Cities effort is a collaborative Federal strategy led by the U.S. Department of Veterans Affairs (VA), in partnership with HUD and the U.S. Interagency Council on Homelessness (USICH) through which 25 communities, including San Diego, are working to accelerate current strategies toward the creation of CAHP in order to end homelessness, beginning with Veterans and the chronically homeless.

Site control for the Interim Housing location was demonstrated in the response to the RFP. St. Vincent provided the following documentation:

- CUP No. 90-0079 for the Paul Mirabile Center (NOTE: Uses permitted by the CUP are the uses proposed in this report.)
- Lease for the Paul Mirabile Center

Site control for the Day Center was partially demonstrated through CUP 86-0955 and CUP No. 2007-27 for the Joan Kroc Center as well as its lease and a deed for the 1402 Commercial Street lot (DOC# 2007 0747926). Day Center services such as a Homeless Facility, including a Day Center, with counseling offices, skill workshops, bathrooms and shower facilities, kitchen and dining facilities, and classrooms are covered by the Joan Kroc Center CUP. However, the Joan Kroc Center CUP does not cover use of the Commercial Street lot for Day Center or Homeless Facility uses. This element of the proposal will not be implemented unless and until the CUP is in place. St. Vincent is currently pursuing the CUP with the support of the Housing Commission. If the CUP is obtained, that aspect of the proposal will be the subject of a separate action to amend the Day Center contract and relocate the Day Center function but only after approval by the City Council, Housing Authority, and Housing Commission Board. If the CUP is not obtained, operation of the Day Center will continue at the Neil Good Day Center, which is permitted under CUP No. 86-0955.

Interim Housing Transition: With the closing of the tents on April 1, 2015, the Housing Commission proposes to enter into an agreement with St. Vincent for \$250,000 in City General Funds, contingent

upon timely and appropriate approval of the funds by the City, to support the use of the beds over a 3-month term (April 1, 2015 to June 30, 2015). On April 1, 2015, St. Vincent’s HUD Continuum of Care funding will cease and a transition to the new permanent Interim Housing, as defined in this report, will begin. It is anticipated that approximately 100 beds will be immediately available at St. Vincent’s on that day and that by June 30, 2015 all 350 beds will be ready for Interim Housing use, as described in this report and in CUP 90-0079.

Emergency Declaration: The 2014 Regional Task Force on the Homeless Point-In-Time Count, conducted on January 24, 2014, identified a total of 5,199 homeless people in the City. This accounts for 62.8 percent of the entire homeless population in the San Diego region. Of those counted, 2,468 people were unsheltered within the City, living on San Diego streets, in canyons, beaches, riverbeds, parks or in vehicles. The unsheltered homeless population is a particularly vulnerable sub-population as they are at risk of injury and harm due to exposure to the elements and other health, safety and welfare-related circumstances and consequences associated with living outside. In addition, the impact of overnight lodging in City parks and on public sidewalks, parking lots and beaches has an effect on the physical environmental resources, as well as the use and enjoyment of public spaces for their intended purposes for the public at large.

In FY 2016, the City is projected to allocate funding to Cortez Hill Family Center, Connections Housing Downtown, and the Serial Inebriate Program for a total of 320 emergency, interim and transitional housing beds from various sources, including City General Funds, Federal Community Development Block Grant (CDBG) and federal Emergency Solutions Grant (ESG) funding. Approval of this action would fund an additional 350 Interim Housing beds (see Table 1 below):

Table 1: Year-Round Interim and Transitional Housing Supported by City of San Diego

Housing Program	Number of Beds	FY 2016 Funding*	Funding Source**
Cortez Hill Family Center	150	\$205,902	CDBG
		\$295,153	ESG
Connections Housing Downtown	150	\$303,575	CDBG
		\$101,058	ESG
		\$300,000	City General Funds
Serial Inebriate Program Expansion	20	\$120,000	City General Funds
Total w/o Interim Housing	320	\$1,325,688	
Interim Housing	350	\$1,470,000	City General Funds
		\$267,352	CDBG
		\$145,155	ESG
Total Including Interim Housing	670	\$3,208,195	

* Projected funds available. Excludes Housing Commission overhead costs.

** For the purposes of this table, only Federal funds and City General Funds administered by the Housing Commission are included.

Given the large discrepancy between the number of temporary beds available and the recent count of homeless persons in the City, it is clear there is a need for additional beds to accommodate the number of persons experiencing unsheltered homelessness.

There is a shelter crisis in the City of San Diego based upon the information provided within this report. California Government Code section 8698 et seq. provides the ability to declare a state of emergency due to a shelter crisis in the City. A “shelter crisis” may be proclaimed when a situation exists whereby a significant number of persons are without the ability to obtain shelter, resulting in a threat to their health and safety. In addition, California Government Code section 8698.1 (b) provides for the suspension of any state or local regulatory statute, regulation or ordinance prescribing standards of housing, health or safety to the extent that strict compliance with these standards would prevent, hinder or delay the mitigation of the effects of the shelter crisis. In place of such standards, the City may enact certain municipal health and safety standards during the housing emergency that ensure basic levels of public health and safety conditions are operative.

The current “shelter crisis” was declared by City Council on October 7, 2014, for the FY 2015 and referenced the operation of tents at two facilities and an operating term of the City’s Single Adult Emergency Winter Shelter and the Veterans Emergency Winter Shelters. The tents will cease to be occupied on April 1, 2015.

Year-Round Interim Housing: A shortage of available, affordable rental housing, increasing housing costs, and lingering unemployment create obstacles for homeless San Diegans to achieve and sustain self-sufficiency. On behalf of the City, the Housing Commission will administer the Year-Round Interim Housing, which will provide short-term housing through 350 beds (140 beds will be allocated for Veterans and 50 for triage and housing placement by the San Diego Police Department Homeless Outreach Team), daily meals and supportive services for homeless single adults and Veterans. Through the Coordinated Assessment and Housing Placement system, the Interim Housing will provide client-appropriate housing and enhanced services to as many as 2,835 individuals experiencing homelessness, over the operating term (July 1, 2015, to June 30, 2016), that will provide opportunities for program residents to achieve self-sufficiency goals, such as permanent housing and stable income. This number far exceeds the minimum 800 individuals served annually by the winter tents.

Recommended to be located at the St. Vincent campus, 16 15th Street, in the East Village neighborhood of Downtown San Diego, the Interim Housing will be operated by St. Vincent in partnership with People Assisting the Homeless (PATH) and Veterans Village of San Diego (VVSD). The annual cost to operate the program is \$4,036,215 and is funded through City General Funds, Federal CDBG funds, Federal ESG funds, and additional matching funds provided by St. Vincent.

Year-Round Day Center: According to the 2014 Regional Point-in-Time Count of homeless San Diegans, 62.8 percent of San Diego County’s homeless population is located in the City. Many of these individuals can be found in the East Village neighborhood of Downtown San Diego. Transitional housing programs and overnight emergency shelters are usually closed during the day, leaving thousands of homeless San Diegans on the streets. To address the needs of this vulnerable population, the Day Center will provide a variety of critical services, including a safe, comfortable drop-in center for homeless adults with access to bathroom facilities and shelter from the elements during the day. Additionally, staff at the Day Center will be available to assess homeless San Diegans’ needs and provide resources and referral information to them. More than 3,500 unique individuals are projected to

be assisted with lifesaving services in FY 2016 at the Day Center. St. Vincent will operate the Day Center at the Neil Good Day Center located at 299 17th Street until such time as they are able to move the program to the St. Vincent campus. The annual cost of the program totals \$976,884 in Federal CDBG funds and additional matching funds provided by St. Vincent.

AFFORDABLE HOUSING IMPACT

As San Diegans continue to live in a City-declared housing emergency “shelter crisis,” the need for immediate housing assistance is critical to the well-being of homeless community members. To assist in the creation of more permanent supportive housing resources, in November 2014 the Housing Commission launched its Housing First – San Diego Action Plan (Plan), which identifies how the Housing Commission will target its housing resources in the joint effort to end homelessness in the City. Through this initiative, the Housing Commission aims to provide as many as 1,500 homeless individuals and families with housing as quickly as possible, with supportive services as needed.

A key component of the Plan is the incorporation of Coordinated Assessment and Housing Placement (CAHP) to more efficiently fill housing resources. Approval of today’s actions furthers the goals of the Plan, as both the Interim Housing and Day Center will utilize CAHP in their service delivery strategy thereby creating a more efficient flow and use of housing resources. Additionally, the Interim Housing helps to mitigate the impact of the “shelter crisis” by providing overnight shelter with supportive services to men and women experiencing homelessness. Also, homeless San Diegans who participate in the Day Center will be eligible to receive housing navigation services designed to connect them with the services and support needed to obtain permanent housing. Individuals participating in both programs represent some of San Diego’s most vulnerable citizens, as 100 percent of participants are homeless, with low-to-moderate incomes.

FISCAL CONSIDERATIONS

The proposed FY 2016 funding approved by this action is included in the Housing Commission’s FY 2016 Proposed Budget, which is planned to be presented to the Housing Authority in June for approval. Approving this action will authorize the Housing Commission to expend \$2,423,757, subject to Housing Authority approval in June of 2015 for the FY 2016 Budget.

The proposed FY 2015 funding approved by this action is not included in the Housing Commission’s FY 2015 Housing Authority-approved budget. Contingent upon the City approving use of \$250,000 of funds, approving this action will amend the FY 2015 Housing Authority-approved budget by \$250,000 from the City’s General Fund and authorize the Housing Commission to spend the \$250,000 in addition to the Housing Commission’s FY 2015 budget.

Additionally, approving this action will result in 350 non-tent Interim Housing beds provided to homeless men and women for a 15-month operating term, at an average cost to the City of \$13.36 per bed-night. Lastly, approving this action will result in services to approximately 3,500 participants at the Neil Good Day Center at an average cost to the City of \$154.64 per person.

Funding sources and uses approved by this action include:

Table 2: Funding Sources and Uses Approved by this Action		Funding Uses					
		Contract/ Consultant		Administrative Costs		TOTAL	
		Interim Housing	Day Center	Interim Housing	Day Center	Interim Housing	Day Center
Funding Sources	FY 15 City of San Diego General Fund	250,000	0	0	0	250,000	0
	FY 16 City of San Diego General Fund	1,359,750	0	110,250	0	1,470,000	0
	Emergency Solutions Grant	138,039	0	7,116	0	145,155	0
	Community Development Block Grant	250,848	500,000	16,504	41,250	267,352	541,250
FY15 TOTAL		250,000	0	0	0	0	0
FY16 TOTAL		1,748,637	500,000	133,870	41,250	1,882,507	541,250
GRAND TOTAL		2,498,637		175,120		2,673,757	

Additional Fiscal Impacts

Approving this action will further authorize the President & CEO, or designee, to substitute the above funding sources with other available funding sources, and to increase compensation by not more than 20% of the total contract amount based on a revised scope of work, contingent upon availability of funds, as approved by the Housing Commission and contractor, and should the operational need arise or should such action be to the benefit of the Housing Commission and its mission. Funding substitutions and/or increased compensation will be memorialized in an Informational Report at the next scheduled Housing Commission Board meeting.

In addition to the ability to adjust the contracts generally, approval of this action will also authorize the President & CEO, or designee, to increase or decrease contracts, without further action of the Board of Commissioners and/or the Housing Authority upon subsequent approval of the City’s FY 2016 Budget, Federal CDBG allocation, and Federal ESG allocation containing different funding amounts than referenced within this report. See recommendation number five, above.

EQUAL OPPORTUNITY/CONTRACTING

The Equal Opportunity Workforce Reports will be submitted for review and approval by the Housing Commission in advance of the execution of any and all contracts concerning this matter. Execution of the contracts is subject to the approval of the Workforce Reports.

UPCOMING COUNCIL and/or COMMITTEE ACTION

This item is scheduled to be presented at the March 24, 2015, Housing Authority and City Council meetings.

KEY STAKEHOLDERS and PROJECTED IMPACTS

Because the proposed services are located in the East Village neighborhood of Downtown San Diego, St. Vincent will engage and dialogue with the following community groups to ensure the perspectives of neighboring residents and businesses in and around the East Village are adequately addressed (this is not an exhaustive list):

- East Village Association
- East Village Resident Group
- Barrio Logan Association
- San Diego Police Department Homeless Outreach Team
- Downtown San Diego Partnership
- Civic San Diego
- Downtown Fellowship of Churches and Ministries
- County of San Diego

St. Vincent has been in operation for nearly 65 years and has operated its Downtown San Diego campus for more than 28 years. Approval of these actions would eliminate the tents and provide Interim Housing at the Mirabelle site. Once sited at the Mirabelle site, the Interim Housing will blend into the existing St. Vincent campus, thereby minimizing impact to the surrounding neighborhood. For at least the initial year, the Neil Good Day Center will continue to be operated by St. Vincent. Once approval is granted for moving the Neil Good Day Center to the St. Vincent campus, both functions will occur at the same location. Combining these essential services under one operator enhances the current homeless service delivery system by consolidating prevention and intervention services while also expanding access to the comprehensive services already provided by St. Vincent.

ENVIRONMENTAL REVIEW

Pursuant to California Government Code Section 8698.1(b), upon declaration of a shelter crisis the provisions of state or local regulatory statutes, regulations, and ordinances, including the provisions of the California Environmental Quality Act (CEQA), are deemed suspended and inapplicable to the extent that strict compliance with such regulations or ordinances would in any way prevent, hinder, or delay the mitigation effects of the shelter crisis. Nevertheless, the operation of the facilities described in this report is categorically exempt from further CEQA review pursuant to Section 15301 of the State CEQA Guidelines because they are existing facilities and the proposed actions do not involve expansion of the existing uses which were approved under Conditional Use Permit No. 90-0079, Centre City Conditional Use Permit No. 2007-24, and Conditional Use Permit 86-0955. Additionally, in connection with the approval of the 15th and Commercial project, an Environmental Secondary Study was prepared in September of 2007 and determined that the project and uses contemplated in CUP No. 2007-24 are covered under the Final Environmental Impact Report for the San Diego Downtown Community Plan, Centre City Planned District Ordinance and the 10th Amendment to the Redevelopment Plan for the Centre City Redevelopment Project, which was certified by the Redevelopment Agency by Resolution R-04001 and by the San Diego City Council by Resolution R-301265 on March 14, 2006. This determination is not appealable and a Notice of Right to Appeal the Environmental Determination (NORA) is not required.

The activities contemplated herein, including operation of the facilities, is categorically excluded from the National Environmental Policy Act pursuant to Section 58.35(b)(2) and (3) and exempt per Section 58.34(a)(3) and (4) of Title 24 of the Code of Federal Regulations.

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Respectfully submitted,

Melissa Peterman

Melissa Peterman
Director
Homeless Housing Innovations

Approved by,

Jeff Davis

Jeff Davis
Executive Vice President & Chief Operating Officer
San Diego Housing Commission

Hard copies are available for review during business hours in the main lobby of the San Diego Housing Commission offices at 1122 Broadway, San Diego, CA 92101 and at the Office of the San Diego City Clerk, 202 C Street, San Diego, CA 92101. You may also review complete docket materials on the San Diego Housing Commission website at www.sdhc.org.