



East Village Association – Civil Sidewalks Committee
 Thursday, April 13, 2023, at 11:00 am
 UCSD Park & Market, Rm. 214 (1100 Market Street, CA. 92101)

1. Introductions / Diana Puetz - Chair
2. Non-Agenda: Public Comment & Announcements
3. Committee Updates:
 - a. New Proposed Policy Banning Encampments around Downtown Schools, Parks, etc. P. 2 - 12
 - b. Inspiration Point: Proposed Safe Encampment Site by D3 Office P. 13 - 17
 - c. Possible Recommendation and Letter to Board Endorsing Either Policy *Action Item*
4. Clean & Safe Related Items:
 - a. City of San Diego Current Baseline for General Benefit Services in Downtown
 - b. DSDP Current Service Model vs. Mgmt. Plan Baseline (East Village Zone) P. 18 - 27
 - c. FY22-23 vs. FY34-24 Clean & Safe Budget Variance (East Village Zone)
5. Other
6. Old Business

It is the practice of the EVA to formally request that an item under Old Business be pulled from the Agenda and placed on a future Agenda for Discussion and/or Action.
7. Next Civil Sidewalks Committee Meeting

BROWN ACT. Government Code 54950 (The Brown Act) requires that a brief description of each item to be transacted or discussed be posted at least 72-hours prior to a regular meeting. The Corporation posts all Board and Committee agendas at meeting location and on the EVA website. Action may not be taken on items not identified as such and posted on the agenda. Meeting facilities may be accessible to persons with disabilities. If you require special assistance to participate in the meeting, notify Ethan Olsen at 619-546-5636 or via email at ethan@newcityamerica.com at least 48-hours prior to the meeting.

EAST VILLAGE ASSOCIATION OF SAN DIEGO

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The City of San Diego

Staff Report

DATE ISSUED: April 6, 2023

TO: City Council

FROM: Office of Councilmember Stephen Whitburn

SUBJECT: Amendments to the San Diego Municipal Code Related to Unauthorized Camping or Encampments on Public Property

Primary Contact: Bridget Naso Phone: (619) 236-6633

Secondary Contact: Codi Vierra Phone: (619) 236-6633

Council District(s): Citywide

OVERVIEW:

This item recommends amendments to the San Diego Municipal Code to protect the life, health, and safety of all people in the City of San Diego, recognizing that camping overnight on certain public lands within the geographical boundaries of the City can pose significant health and safety hazards for people. Moreover, some of these public lands are environmentally sensitive and may be significantly damaged by unregulated human activity. In addition, there are areas where the risks are elevated including K-12 schools, shelters, and along trolley tracks and transportation hubs.

There are several health and safety risks from unregulated human activity when people set up tents to stay or camp overnight in public areas. These health and safety risks can include disease, bacterial infection, virus exposure, burn injury, fire danger, potential drowning, water pollution, pedestrian danger, risk of injury from a vehicle crash, risk of drug exposure or overdose, and this activity can possibly impede emergency response crews.

The proposed changes to the San Diego Municipal Code also set standards and establish a process for the collection, storage, and disposal of personal property found in encampments on public property.

This ordinance also makes changes to ensure consistency with other sections, makes changes to adopt gender neutral language, updates definitions consistent with other regulations, and provides clarity on prohibited activities that could damage or harm the natural landscape or public facilities intended to be available to all.

In addition to this ordinance restricting unsafe camping, City Council District 3 is working with the Mayor's Office and the San Diego Housing Commission to develop a safe sleeping site. This site will have

bathroom facilities, security, and a variety of services provided by partner providers. The funding for the Safe Sleeping Initiative could come from primarily private foundation funding. Site options are currently being identified.

PROPOSED ACTIONS:

Adopt an Ordinance amending Chapter 5, Article 4, Division 2 of the San Diego Municipal Code by amending section 54.0212; amending Chapter 6, Article 3, Division 00 by repealing and reserving section 63.20.11; amending Chapter 6, Article 3, Division 1 by amending sections 63.0102, 63.0103, 63.0105 and 63.0108; amending Chapter 6, Article 3, by adding Division 4 sections 63.0401, 63.0402, 63.0403, 63.0404, 63.0405, and 63.0406 all relating to regulating encampments on public property.

DISCUSSION OF ITEM:

This item recommends amendments and additions to the San Diego Municipal Code to protect the life, health, and safety of all people in the City recognizing that certain public lands within the geographical boundaries of the City pose significant health and safety hazards to people who make shelter or stay overnight in these areas. In addition, some of these public lands are environmentally sensitive and may be significantly damaged by unregulated human activity.

The Council is committed to protecting the rights of individuals related to their personal property and such property should be treated with respect and consideration. The additions in the amendment also set standards for the preservation and protection of human life, health, and safety, to further the preservation and protection of sensitive public lands to prevent destruction of these assets, and to establish a process for the collection, storage, and disposal of personal property found in encampments on public property.

The City has been working to address and prevent homelessness through the creation of permanent housing opportunities, expanding street outreach and shelter capacity, and implementing homelessness prevention programs and resources. There is broad commitment to advancing solutions on this complex topic.

The City is committed to protecting the rights of individuals who cannot obtain shelter and to treating their personal property with respect and consideration. The amendments to the Municipal Code are consistent with the Ninth Circuit Court of Appeals decision in *Martin v. City of Boise*, 920 F.3d 584 (9th Cir. 2019) and the settlement agreements related to the City's response to homelessness. See City Attorney Memo MS-2022-6 (June 3, 2022) <https://docs.sandiego.gov/memooflaw/MS-2022-6.pdf>.

Homelessness Response

The City of San Diego has increased shelter bed capacity by 68% in the last two years. As of February of 2023, the City of San Diego had more than 1,780 shelter beds. City shelters also have a combination of supportive services for people experiencing homelessness including jobs programs, housing navigation, mental health treatment, substance abuse treatment, and security. There are shelters for seniors, women, LGBTQ youth, adults, families, veterans, and people struggling with substance abuse disorder or who need mental health support. The City of San Diego also allows people to bring their pet to select shelters.

The City of San Diego has four safe parking lots and is continuing to look for additional parking lots to serve people experiencing homelessness. These safe parking lots have services including jobs programs, housing navigation, mental health treatment, substance abuse treatment, and security. The City of San

Diego also offers a day center, three storage centers, and a Homeless Response Center to connect people to shelter and services.

Outreach is a critical tool for ending homelessness. The City of San Diego has several targeted outreach teams working to build relationships with individuals experiencing homelessness. The teams use a person-centered, compassionate approach to resolve homelessness through the offer of services tailored to the specific needs of individuals.

The San Diego City Council approved \$3 million for the Housing Instability Prevention Program administered by the San Diego Housing Commission to provide 300 households who qualify, including seniors, to receive \$500 per month for up to two years towards rent or other approved expenses to help prevent households from falling into homelessness.

The program is modeled after the very successful Housing Stability Program implemented during the pandemic and administered by the San Diego Housing Commission that had disbursed \$218,156,910.21 to 18,312 households as of August 15, 2022. In addition, the City also put an eviction protection program into place during the pandemic.

The City of San Diego in conjunction with the San Diego Housing Commission also offers transitional, supportive, and permanent housing. In 2022, more than 2,200 people ended their homelessness through the City's outreach and shelter system.

Aggravating Circumstances Contributing to the Growth of Individuals Experiencing Homelessness

Despite the City of San Diego's intensive effort to reduce homelessness, several converging crises exacerbated the issue, including the COVID-19 pandemic, growing Fentanyl crisis, extremely limited mental health treatment resources, and a lack of affordable, low-income housing.

Data from the 2022 Point-in-Time Count from the Regional Task Force on Homelessness showed there were 2,494 people experiencing homelessness and unsheltered in the City of San Diego. A 9% increase over 2021.

Recent statistics from the Downtown San Diego Partnership during the last six months of 2022 show for every 10 people able to obtain housing through City of San Diego funded homeless services and programs, 13 people fell out of housing in San Diego.

One of the most significant impacts of the increase in people experiencing homelessness has been the use of public spaces to sleep. These areas include sidewalks, canyons, and near transportation hubs. Some of these areas are environmentally sensitive and unregulated human activity can put the health and safety of people experiencing homelessness and the public at-large at risk.

From August of 2022 through February of 2023 there have been 15,689 reports of encampments submitted to the City of San Diego Performance and Analytics Department through the Get It Done app.

Risks to Health and Safety for Unsheltered

There are several health and safety risks resulting from unregulated human activity when people set up tents to stay overnight in public areas. These health and safety risks are not limited to but include, disease, bacterial infection, virus exposure, burn injury, fire danger, potential drowning, water pollution, pedestrian crossing danger, danger of being struck by a vehicle, drug exposure and overdose risk, and possibly impeding emergency response.

It is the City's obligation to protect public health and safety and our natural resources by maintaining clean, safe, and accessible City properties for all residents to enjoy, including parks, open space, and the public right of way. While the City is doing what it can to achieve this goal through the CleanSD program, the quality of life in our neighborhoods is failing to meet community expectations. This is evidenced by the thousands of complaints made by residents every month through the Get It Done app and to our respective offices.

Therefore this ordinance recommends amendments and additions to the San Diego Municipal Code to protect the life, health, and safety of all people in the City, recognizing that certain public lands within the geographical boundaries of the City pose significant health and safety hazards to people who make shelter or stay overnight in these areas. In addition, some of these public lands are environmentally sensitive and may be significantly damaged by unregulated human activity.

This ordinance would make it unlawful for any person to camp in or upon any public property if shelter beds are available, unless specifically authorized by the City Manager.

In addition, it would make it unlawful, at any time regardless of the availability of shelter beds, for any person to camp or to have unauthorized encampments in the following locations:

1. within two blocks of an elementary, middle, or high school. This prohibition does not include vocational or professional institutions of higher education, including community or junior colleges, colleges, or universities. The ordinance will reduce the risks of exposure to incidents which can impact students' emotional and mental well-being, such as being exposed to illicit drugs, unintentional indecent exposure, or violent behavior,
2. within two blocks of any shelter, provided signs are posted prohibiting camping that are clearly visible to pedestrians. The ordinance will reduce adverse impacts of camping around homeless shelters where residents who are most vulnerable are receiving services to resolve their homelessness. Some of those impacts include exposure to predatory behavior of drug dealing which can undermine the community effort to provide long-term solutions to the homelessness issue,
3. in any open space or waterway, as defined in the ordinance as the portions of Chollas Creek, Los Penasquitos Creek, San Diego River, San Dieguito River, and Tijuana River found within the boundaries of the City, or the natural areas abutting a waterway. The ordinance will restrict unregulated human activity in these areas which will reduce wildfire risk, pollution, and unsanitary conditions,
4. within any transit hub, on any trolley platform, or along any trolley tracks, provided signs are posted prohibiting camping that are clearly visible to pedestrians. The ordinance will protect unsheltered individuals and those using public transportation in transit hubs from risks associated with the high volume of traffic and the speed of the trolley,
5. in Balboa Park, Mission Bay Park, Presidio Park, and the Shoreline Parks, which are those parks contiguous to the shoreline or beach in the communities of Ocean Beach, Mission Beach, Pacific Beach, and La Jolla. The ordinance will restrict unregulated human activity in these areas which will reduce wildfire risk, pollution, and unsanitary conditions.

The City's Environmental Services Department regularly finds items in encampments or tents used by people experiencing homelessness that pose a risk to public health or the environment. The Environmental Services Department provided this partial list of items commonly found at occupied and abandoned encampments:

- Aerosol cans
- Appliances/Computers and other Universal Waste Items that have heavy metals
- Empty Backpacks & Backpacks full of trash and food wrappers
- Barbeques and other cooking apparatuses/products
- Fuels and propane tanks
- Bags of human waste
- Bottles and Jars of urine or other unidentified liquid
- Open Pet foods (which become rodent attractant)
- Partially consumed food and food packaging, left as litter or acting as rodent attractant
- Food infested with bugs
- Broken glass
- Bongs and hookahs
- Batteries (large car batteries, small alkaline, rechargeable etc)
- Scooter (not in full working condition, with Lithium Battery tampered with)
- Buckets to hold urine and feces
- Campers (not attached to vehicles) Cardboard & pallets (used as flooring or under tents/tarps) encourages rodent activity
- Cleaning products
- Items (bedding or furniture) infested with cockroaches, bedbugs, mold.
- Razorblades
- Weapons (knives, makeshift, clubs)
- Construction equipment
- Generators
- Drugs and drug paraphernalia
- Household Electronics
- Landscaping equipment with fuels and oils (or Lithium Ion Batteries)
- Lumber (which can be a fuel if fire breaks out)
- Needles
- Tires (which hold rainwater and provide mosquito breeding habitat)



Photos: City of San Diego

Unauthorized overnight use of public parks, open space, sidewalks, and other areas poses public health

and safety concerns that the City must address. Some of the items found in tents or encampments (as listed above) include fuels or propane tanks, drugs and drug paraphernalia, bags of human waste, and weapons.

Public Health Risks

The ordinance will allow the City to be responsive to a variety of public health and safety concerns created by unregulated human use of public property and growing encampments. It also allows the City to address health and safety concerns for people sheltering on city property, including the risk of disease and wildfire. The following sections discuss some of the key health and safety concerns raised by City staff and citizens related to camping and encampments maintained on public property.

Risk of Disease

Over the last 12 years San Diego County has experienced three deadly public health crises, including the February 2017 Hepatitis A outbreak which began in the unsheltered population. It became the largest Hepatitis A epidemic in the U.S. in more than 20 years, claiming 20 lives.

In addition, in 2021 San Diego experienced an outbreak of shigellosis among people who were experiencing homelessness. Fifty-three people were infected. In January of 2023, San Diego County began to see additional cases of Hepatitis A. Out of seven cases, five were among the homeless population, and one of the cases resulted in a fatality. Tuberculosis cases have also long circulated within the unsheltered population.

Shelter locations provide regular access to healthcare and vaccinations to improve overall health and reduce the spread of disease. During the 2017 Hepatitis A outbreak the County of San Diego declared a Health Emergency and the San Diego City Council made an emergency declaration to help people experiencing homelessness get into shelter, which effectively ended the deadly outbreak by connecting people with lifesaving healthcare.

Unsheltered Substance Abuse Risk

An August 2022 report from the San Diego County Medical Examiner regarding deaths of unsheltered individuals in San Diego showed the number of accidental deaths related to drugs or medication have more than doubled since 2018. According the San Diego County Medical Examiner, 299 of 377 accidental deaths of unsheltered individuals were related to drugs or medication during first eight months of 2022. That is compared to 86 of 146 accidental deaths in all of 2018.

The increased availability of illegal Fentanyl has significantly contributed to the increase in overdose deaths among unsheltered individuals in San Diego. During the San Diego City Council's Public Safety Committee meeting of February 15, 2023, the Department of Justice testified that 60% of the Fentanyl coming into the United States enters through San Diego County, and the City of San Diego has seen a two thousand, three hundred and sixty-six percent (2366%) increase in Fentanyl deaths since 2016. The San Diego Police Department testified that, according to their records, six out of ten counterfeit pills contain Fentanyl. There were 817 overdose deaths related to Fentanyl in San Diego County in 2021 compared to 84 in 2017.

During the San Diego River Park Foundation's October 2022 count, approximately 230 encampments were found along the San Diego River.

The San Diego River Park Foundation mapped and collected 104,685 pounds of trash during a 10-day collection period alone in October of 2022. Nearly 70% of the trash collected was related to



Photos: San Diego River Foundation

unsafe or unauthorized camping. The River Park Foundation's data show 30% of the trash was related to active encampments, and 38% was found at inactive or abandoned encampments or originated from an encampment. For example, during the collection period, items found included medical needles, utensils, straws, cups, tennis balls, shoes, pizza cartons, and items related to latrine (bathroom) use. By prohibiting unauthorized camping at any time in City waterways, this ordinance will protect environmentally sensitive areas and reduce water pollution from unregulated human activity. Prohibiting unsheltered camping along and near the San Diego River and other City waterways will also protect unsheltered individuals from injuries or possibly death from drowning, snake bites, vector-related disease, and other health issues related to exposure to unclean water.

Safety Concerns for K-12 Schools

Activity associated with camping and encampments near elementary, middle, and high schools poses risks of students being exposed to illicit drug use, unintentional indecent exposures, violent behavior, urine, and feces, which impacts students' emotional and mental well-being, security, and safety. City of San Diego Performance and Analytics data over a six-month period from late 2022 to early 2023 showed there have been 1,397 reports of encampments within 0.1 mile of schools.

According to the San Diego Unified School District Police Department, officers responded to more than 125 calls involving people experiencing homelessness camping or sleeping at K-12 campuses from September 21, 2021 through February of 2023.

In addition, SDUSD Police¹ responded to more than 100 calls of a person experiencing homelessness entering campus for a variety of reasons during the same time-period. Some people simply wandered onto campus or entered the office.

¹ SDUSD Police follow City of San Diego procedures for encampment resolution and refer people experiencing homelessness to homeless services providers and substance abuse clinics.

According to school principals and the SDUSD Police Department, students have been verbally accosted, physically accosted, and exposed to a variety of issues, including unintentional and intentional nudity, illegal drug use and paraphernalia, and public urination.

Some of the schools in the San Diego Unified School District (including charter schools) with the highest rate of reports of encampments on or near campus are: Perkins Elementary School, Burbank Memorial Park, Waring Elementary, San Diego High School, King-Chavez Charter School, E3 Civic High School, Roosevelt Middle School, Fay Elementary, Clark, Wilson Central Elementary, Colina del Sol Elementary, Rosa Parks Elementary School, Garfield High School, Clay Elementary, Ocean Beach Middle School, Pacific Beach Middle School, Crown Point Elementary, Millennial Technical School, and Clairemont High School. As discussed above, potentially hazardous, and dangerous items are commonly found at both occupied and abandoned encampments that pose a greater threat of harm to children. Additionally, encampments that block access to schools put students at risk of harm if they are forced to cross into the street to get to school.

Safety Surrounding Shelters, Transit Centers, and Other Parks

The City's right-of-way and public places are not intended for sheltering or camping, and individuals who make shelter in these areas are often at risk of serious harm or death from a variety of factors. In March of 2021, a driver found to be under the influence of drugs drove up onto a sidewalk on B Street and plowed into a group of unsheltered people in tents. Three unsheltered individuals were killed and six more were injured in the crash.

On January 8, 2023 an unsheltered man was fatally stabbed by another unsheltered man during a fight at an encampment at 17th Street north of Imperial Avenue.

According to the San Diego Police Department, the Neighborhood Policing Division receives frequent calls of violence such as assaults, fights, and threats of violence, and are frequently asked to send more officers around encampments.

According to the City of San Diego Performance and Analytics Department, over the most recent six-month period there have been 1,685 reports of encampments within 0.1 mile of City-provided shelters. There have also been 834 reports of encampments in Balboa Park and 75 reports in Presidio Park. These parks, along with Mission Bay Park and the Shoreline Parks, are areas of historical significance and are used by local students and millions of visitors annually. Mission Bay and the Shoreline Parks are areas where residents and millions of visitors travel to access the coast. In these locations, the safe movement of people and the unobstructed flow of pedestrian traffic promotes public safety. Additionally, the increased risk of spreading disease in these highly used areas is greater.



Photo: City of San Diego

Implementation

To mitigate the public health, environmental, safety, and other risks, the Municipal Code should be amended to clarify the City's prohibitions on camping in or upon any public property unless specifically authorized by the City Manager if shelter beds are available, and at all times, regardless of the availability of shelter beds, in specific sensitive areas. These areas include a two-block radius around elementary, middle, and high schools, City-provided shelters, open space, waterways or natural areas abutting a waterway, transit hubs, and Balboa Park, Mission Bay Park, Presidio Park, and the Shoreline Parks.

By prohibiting unauthorized camping in the sensitive areas, the City can address public health and safety risks associated with the spread of disease, environmental contamination, and the need for shared use of City streets and sidewalks. The City can also reduce risks for people experiencing homelessness of serious harm or deaths related to vehicle or train incidents, being preyed upon by drug dealers, and accidental drug overdoses.

Abatement of Encampments

In addition to addressing unauthorized camping and encampments on City property, the ordinance establishes a process for the City to clean-up, or abate, encampments. The process preserves the belongings of individuals who left them at the encampment and provides notice to people staying in an encampment about when clean-up activity will occur and how to collect any belongings the City stores. To provide consistent procedures for the removal of occupied or unoccupied encampments, the City will post a written notice on each tent giving a minimum of 24 hours for persons to remove belongings, noting not to leave behind items they would like to keep. The City must conduct the clean-up within 48 hours of posting a notice. If a person returns to a site during a clean-up, they will be allowed to remove their items. Shelter will be offered when available, as will information on how to access shelter through the City's website or 2-1-1 San Diego.

City staff is required to document the abatement process, which includes taking photographs or video of tents and belongings found in an encampment and opening bags to determine if items are eligible for

storage. The ordinance describes what types of items can and cannot be stored and the process for storage. The location of where items are stored and how to collect stored items will be posted during abatement.

The ordinance provides the City an expedited clean-up process that can be used when necessary to preserve health and safety or if there is a significant risk of property damage, bodily injury, or death. In an expedited clean-up, the process in the ordinance must still be followed but notice of clean-up can be issued with 3-hour advance notice.

Additional Efforts to Reduce Homelessness with the Addition of Safe Sleeping Sites

This ordinance is part of a larger effort aimed at reducing the number of San Diego residents who are sleeping on San Diego streets without vital care and access to basic facilities, like restrooms and handwashing stations.

In addition to this ordinance restricting unauthorized camping, San Diego City Council District 3 is working with the Mayor and City Staff to develop a safe sleeping site or sites. A Safe Sleeping Site will have bathroom facilities, security, and connections to variety of services and housing provided by homeless service providers. The funding for the Safe Sleeping Initiative could come from primarily private foundation funding. Site options are currently being identified and evaluated.

City of San Diego Strategic Plan:

This information item is related to three elements of the City of San Diego Strategic Plan, *Protect and Enrich Every Neighborhood* by providing access to a safe and secure environment along with a variety of core amenities that improve quality of life, *Advance Mobility* for residents of all ages to get from point A to point B with mobility options that are safe, affordable, and sustainable, and the *Operating Principles of Trust Transparency* to use data to make better-informed decisions, answer questions, and build trust with the public.

Fiscal Considerations:

N/A

Charter Section 225 Disclosure of Business Interests:

N/A

Environmental Impact:

The Unauthorized Camping Ordinance is categorically exempt from CEQA pursuant to CEQA Guidelines Sections 15301(d) (Existing Facilities) and 15308 (Actions by Regulatory Agencies for Protection of the Environment). CEQA Guidelines Section 15301(d) exempts the repair and maintenance of existing public structures and facilities and covers the restoration or rehabilitation of deteriorated or damaged structures, facilities, or mechanical equipment to meet current standards of public health and safety, unless it is determined that the damage was substantial and resulted from an environmental hazard such as earthquake, landslide, or flood. This ordinance prohibits unauthorized camping on public property deemed sensitive from a public health and safety perspective and/or an environmental perspective. The ordinance addresses public health and safety risks associated with the spread of disease and

environmental contamination and reduces risks for people experiencing homelessness of serious harm or deaths related to vehicle or train incidents, being preyed upon by drug dealers, and accidental drug overdoses. Clearing encampments in parks, open space, and near schools would restore deteriorated existing public structures and facilities and would ensure that they are maintained in a manner that meets current standards of public health and safety, as covered in CEQA Guidelines Section 15301(d). CEQA Guidelines Section 15308 covers actions taken by regulatory agencies, as authorized by state or local ordinance, to assure the maintenance, restoration, enhancement, or protection of the environment where the regulatory process involves procedures for protection of the environment. Prohibiting unauthorized camping at any time in open space and near City waterways would protect environmentally sensitive areas and reduce water pollution from unregulated human activity. None of the exceptions to the exemptions as outlined in CEQA Guidelines Section 15300.2 would apply.

Climate Action Plan Implementation:

N/A

Equal Opportunity Contracting Information (if applicable):

N/A

Previous Council and/or Committee Actions:

N/A

Planning Commission Action:

N/A

Key Stakeholders and Community Outreach Efforts:

Schools impacted by encampments, neighborhoods in the East Village, downtown, and several other communities impacted by multiple tents and or encampments. The San Diego River Foundation, beach communities, and communities near canyons and open space impacted by fire danger. District 3 Councilmember Stephen Whitburn and his staff have presented information on the ordinance and safe sleeping to multiple community groups. List of groups is in the background materials.

Codi Vierra

Deputy Chief of Staff/Department Director



The City of San Diego

Staff Report

DATE ISSUED: April 13, 2023

TO: City Council

FROM: Economic Development Department

SUBJECT: Concur with the Mayor's direction to expeditiously explore development of the Homelessness Response Center and the former Central Library for affordable housing uses or homeless shelter uses, or both.

Primary Contact: Jay Goldstone Phone: 619-236-6429

Secondary Contact: Christina Bibler Phone: (619) 236-6421

Council District(s): 3

OVERVIEW:

This item is to acknowledge and concur with the Mayor's direction to City staff to expeditiously explore development of affordable housing or homeless shelter uses, or both, on the Homelessness Resource Center Site and the former Central Library Site.

PROPOSED ACTIONS:

1. Approve a Resolution of the Council of the City of San Diego concurring with the Mayor's direction to City staff to expeditiously explore development of the Homelessness Response Center Site and the former Central Library Site for affordable housing uses or homeless shelter uses, or both.

DISCUSSION OF ITEM:

The City continues to expeditiously explore currently owned City properties to assist in identifying solutions for persons experiencing homelessness and support the creation of additional affordable housing units for long-term solutions. The Mayor has made solving homelessness and creating more affordable housing his top priorities and directed staff to explore City owned sites that would easily convert from vacant under-utilized buildings into temporary or permanent shelter or housing solutions. In his 2022 State of the City address, the Mayor stated his interest in the former Central Library as a potential solution to address these critical priorities. In September 2022, after completing the settlement and acquisition of the 101 Ash and Civic Center Plaza sites, the Mayor created a Civic Center Revitalization Committee to provide a recommendation for a vision of redeveloping the Civic Core Properties. These properties include: the City Administration Building site located at 202 C Street; the Concourse and Golden Hall site located at 1101 First Avenue; the Evan V. Jones Parkade site located at 1265 First Avenue; the City Operations Building (COB) 1222 First Ave.; the Civic Theater site located at 1100 Third Avenue; the Civic Center Plaza site located at 1200 Third Avenue, and the King-Chavez Community High School site located at 201 A Street; and the site located at 101 Ash Street. In anticipation that the majority of the Civic Core Properties, including the Golden Hall site which was until recently used exclusively as a homeless shelter, will be concurrently declared surplus (with the exception

of COB which will be explored for a new City Administration building) in order to spur interest in redevelopment, comply with the Surplus Land Act, and create onsite housing at varying income levels, the City, at the Mayor's direction, is also exploring the potential of housing or shelters at the former Central Library and Homelessness Response Center.

Also in September 2022, the Council President, Council President Pro-Tem, and Councilmember Campillo issued a memorandum stating, "The redevelopment of the civic core is a once-in-a-generation opportunity that must be maximized, as the potential benefits to the public are enormous. The City can address long-standing problems, such as our severe deficit of affordable homes and the City's portfolio of inadequate and obsolete office space. By addressing these issues, the City can bring forth a more livable, sustainable, and equitable community."

In January 2023, the Council President, the Council President Pro-Tem, and Councilmember Campillo issued a follow-up memorandum, which, among other things, clarified their position on the Homelessness Resource Center, formerly known as the Housing Navigation Center:

"The Housing Navigation Center is a prime example of one of the City's underutilized properties that is not part of the Civic Center Revitalization contiguous area. While its function as a center that provides a range of on-site services for San Diego's homeless population is important, the lack of any shelter space or housing on this Downtown site is a major lost opportunity.

While not part of the Civic Center, this property should be prioritized for disposition per the Surplus Land Act requirements. The adjacent property was developed as affordable housing, with over 400 affordable units that became homes for families, seniors, and people with disabilities in 2022. Making this currently underutilized property available for redevelopment could result in an equally significant number of affordable homes becoming available."

There is a clear interest to continue to explore options related to these sites and therefore the Mayor has directed staff to expeditiously explore options at both the former Central Library and the Homelessness Response Center sites.

The former Central Library background

The former Central Library, located downtown at 8th Ave and E Street, was built in 1952, and opened in 1954 and long served the City and its residents as the main library. It closed permanently in 2013 to begin the process of transferring collections to the new Central Library at 330 Park Boulevard and has, since then, been vacant and underutilized. Although an older deed restriction previously allowed only library uses on the site, a Superior Court judge cleared the site for any City use in December 2022. The site opened in January 2023 as a temporary housing shelter with 36 beds for women and is managed by the National Alliance on Mental Illness.

The Homelessness Response Center, formerly Housing Navigation Center

The Homelessness Response Center (HRC) was originally named the Housing Navigation Center (HNC) and is located at 1401 Imperial Avenue between the East Village and Barrio Logan neighborhoods. The subject property consists of approximately 26,508 useable square feet of commercial space on two parcels totaling approximately 10,090 square feet of land. It was originally constructed as an indoor skydiving facility and now operates as a resource center for persons experiencing homelessness. It was acquired and rehabilitated in 2018 using \$7.3 million in Community Development Block Grant (CDBG) funds. When the HNC opened on December 3, 2019, it offered a variety of supportive services tailored to meet the needs low-income individuals and families experiencing homelessness.

This action does not authorize or require the sale or lease of these properties. This action is simply to acknowledge and concur with the Mayor's direction to City staff to expeditiously explore development of affordable housing or homeless shelter uses, or both, on the Homelessness Resource Center Site and the

former Central Library Site. The potential sale or lease of either of these sites may be addressed in future Council actions.

Staff recommends that the City Council approve the Resolution.

City of San Diego Strategic Plan

Create Homes for All of Us: San Diegans benefit from a diversity of different housing types, with homes that are affordable to everyone in all communities.

- San Diegans benefit from a diversity of different housing types, with homes that are affordable to everyone in all communities.
- The City helps San Diegans find ways to build housing cheaper, faster, and easier.

Protect and Enrich Every Neighborhood: San Diegans in all communities are connected to neighborhood assets that anchor community life, foster interaction, and promote well-being.

Fiscal Considerations:

N/A

Charter Section 225 Disclosure of Business Interests:

N/A - There is no agreement associated with this action.

Environmental Impact:

This activity, the Resolution, is not subject to CEQA pursuant to CEQA Guidelines Section 15060(c)(2) as it would not result in a direct or reasonably foreseeable indirect physical change in the environment. Pursuant to CEQA Guidelines Section 15352, this activity does not commit the City to a definite course of action, and thus, does not constitute a formal approval of any agreement related to the properties. Future actions associated with the properties will be subject to CEQA review at a future date pursuant to CEQA Guidelines Section 15004, which provides direction to lead agencies on the appropriate timing for environmental review.

Climate Action Plan Implementation:

The action to concur with the Mayor's direction to explore these sites for shelter or housing opportunities does not have a connection to the CAP.

Equal Opportunity Contracting Information:

This action is exempt from EOC review per the August 7, 2019, memo from the Purchasing & Contracting Director titled 'Request for Mayoral and/or City Council Action - Actions Exempt from Equal Opportunity Contracting Program Review'.

Previous Council and/or Committee Actions:

On March 14, 2022, City Council was presented with information by the Department of Real Estate and Airport Management.

On July 26, 2022, City Staff committed to returning to City Council by October 31, 2022 to present the plan for the redevelopment process.

On October 17, 2022 and again on January 10, 2023, City Council was presented with information by Jay Goldstone and the Economic Development Department about the process, the CCRC and sought initial feedback.

Key Stakeholders and Community Outreach Efforts:

N/A

Christina Bibler

Casey Smith

Director, Economic Development Department

Deputy Chief Operating Officer

Attachments:

A – memo from Sept. 2022

B – memo from Jan. 2023

Indicates 1,500 ft perimeter School Safety Zone per CA. Penal Code 626

9th AVE. PARK BLVD 15th STREET.

IDEATE High Acad
 San Diego High Sch
 East Village Middle College High School
 San Diego City Coll
 Garfield High School
 Urban Discovery Academy
 New School of Design
 Park & Market, UCS
 Extended Studies
 E3 Civic High School
 San Diego Central Library
 Charter School of S.



ASH STREET

C STREET, TROLLEY LINE

E STREET

F STREET

G STREET

MARKET STREET.

J STREET

K STREET

IMPERIAL

East Village Education Corridor

benefit service budget for that zone was divided into the Assessable Front footage, as shown below. This yields the front footage rate applicable to each parcel.

Zone	40% of Service Budget		Assessable Front footage (lin ft)		Front footage Assessment Rate (\$/lin ft)
Columbia	\$216,985.91	÷	24,596.00	=	\$8.822
Core	\$549,638.03	÷	55,435.00	=	\$9.915
Cortez	\$273,862.96	÷	37,240.00	=	\$7.354
East Village	\$937,749.78	÷	101,116.00	=	\$9.274
Gaslamp	\$509,553.81	÷	16,515.00	=	\$30.854
Marina	\$307,402.52	÷	27,852.00	=	\$11.037

Assessment Rate

The assessment rate for parcels in each benefit area was determined following the apportionment method above. The assessment rates for the initial year of operation are shown in the table below. The maximum annual assessment rates are shown in Appendix 1.

Area	Initial Square Footage Rate (\$/sqft/yr)	Initial Linear Front footage Rate (\$/lin ft/yr)
Columbia	\$0.043 ¹	\$8.822
Core	\$0.047 ¹	\$9.915
Cortez	\$0.071 ¹	\$7.354
East Village	\$0.083 ¹	\$9.274
Gaslamp	\$0.237 ¹	\$30.854
Marina	\$0.078 ¹	\$11.037
CEP	\$0.035 ²	Not Assessed

¹Applied to the greater of either parcel square footage or building square footage

²Applied to building square footage

Public Parcels

The California constitution states, “parcels within a district that are owned or used by any agency, the State of California or the United States shall not be exempt from assessments unless the agency can demonstrate by clear and convincing evidence that those publicly owned parcels in fact receive no special benefit.”³⁴ None of the public agencies which own property in the District’s boundaries have made such a demonstration. All of the publicly-owned parcels within the District boundaries, except for those that are of the non-assessed types previously discussed herein, will receive and specially benefit from the District’s services; therefore, they will pay the standard assessment rate applicable to their respective benefit zones.

³⁴ Cal. Const., art XIII D § 4(a)

Appendix 1 – Maximum Annual Assessment Rates

		2015 - 2016	2016 - 2017	2017 - 2018	2018 - 2019	2019 - 2020	2020 - 2021	2021 - 2022	2022 - 2023	2023 - 2024	2024 - 2025
CEP	Size	\$0.035	\$0.037	\$0.039	\$0.041	\$0.043	\$0.045	\$0.047	\$0.049	\$0.052	\$0.054
Columbia	Size	\$0.043	\$0.045	\$0.047	\$0.050	\$0.052	\$0.055	\$0.058	\$0.061	\$0.064	\$0.067
	Front footage	\$8.822	\$9.263	\$9.726	\$10.213	\$10.723	\$11.259	\$11.822	\$12.413	\$13.034	\$13.686
Core	Size	\$0.047	\$0.049	\$0.052	\$0.054	\$0.057	\$0.060	\$0.063	\$0.066	\$0.069	\$0.073
	Front footage	\$9.915	\$10.411	\$10.931	\$11.478	\$12.052	\$12.654	\$13.287	\$13.951	\$14.649	\$15.381
Cortez	Size	\$0.071	\$0.075	\$0.078	\$0.082	\$0.086	\$0.091	\$0.095	\$0.100	\$0.105	\$0.110
	Front footage	\$7.354	\$7.722	\$8.108	\$8.513	\$8.939	\$9.386	\$9.855	\$10.348	\$10.865	\$11.408
East Village	Size	\$0.083	\$0.087	\$0.092	\$0.096	\$0.101	\$0.106	\$0.111	\$0.117	\$0.123	\$0.129
	Front footage	\$9.274	\$9.738	\$10.225	\$10.736	\$11.273	\$11.836	\$12.428	\$13.049	\$13.702	\$14.387
Gaslamp	Size	\$0.237	\$0.249	\$0.261	\$0.274	\$0.288	\$0.302	\$0.318	\$0.333	\$0.350	\$0.368
	Front footage	\$30.854	\$32.397	\$34.017	\$35.717	\$37.503	\$39.378	\$41.347	\$43.415	\$45.585	\$47.865
Marina	Size	\$0.078	\$0.082	\$0.086	\$0.090	\$0.095	\$0.100	\$0.105	\$0.110	\$0.115	\$0.121
	Front footage	\$11.037	\$11.589	\$12.168	\$12.777	\$13.416	\$14.086	\$14.791	\$15.530	\$16.307	\$17.122

Downtown San Diego PBID Budget FY 2022 - 2023

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Revenue	CEP	City Center	Columbia	Gaslamp	East Village	Cortez	Marina	TOTAL
Assessments (1) (2)	539,365	2,103,260	824,792	1,873,123	3,735,444	991,811	1,055,405	11,123,200
Loss Provision (3)	(22,660)	(88,363)	(34,651)	(78,694)	(156,935)	(41,668)	(44,340)	(467,311)
Water Feature Reimbursement (50%)	-	2,200	3,200	3,200	4,200	2,200	5,000	20,000
Other Revenue	1,746	6,807	2,669	6,062	12,090	3,210	3,416	36,000
Carry Forward	22,693	88,493	34,702	78,810	157,166	41,730	44,405	468,000
Total	541,144	2,112,397	830,712	1,882,501	3,751,965	997,282	1,063,886	11,179,889
Expenses								
Maintenance	CEP	City Center	Columbia	Gaslamp	East Village	Cortez	Marina	TOTAL
Maintenance Personnel	-	602,977	285,188	689,820	1,033,156	305,661	267,435	3,184,236
Consultants	-	9,277	3,638	8,262	16,476	4,375	4,655	46,681
Cleaning & Janitorial Supplies	-	37,758	14,807	33,626	67,058	17,805	18,947	190,000
Vehicle Repair & Maintenance	-	13,513	5,299	12,035	24,000	6,372	6,781	68,000
Vehicle Fuel	-	12,321	4,832	10,973	21,882	5,810	6,183	62,000
Vehicle Insurance	4,399	4,399	4,399	4,399	4,399	4,399	4,399	30,790
Waste Removal	-	19,910	7,807	17,731	35,360	9,389	9,990	100,187
Uniforms	-	1,905	747	1,697	3,384	898	956	9,588
Equipment Leasing / Purchasing	-	11,317	4,438	10,079	20,100	5,337	5,679	56,950
Electric Services	-	4,389	1,721	3,908	7,794	2,069	2,202	22,084
Water Services	-	7,791	3,055	6,939	13,837	3,674	3,910	39,206
Maintenance and Safety Phone Services	-	8,173	3,205	7,278	14,515	3,854	4,101	41,126
Data Tracking	-	7,267	2,850	6,472	12,907	3,427	3,647	36,570
Powerwashing	60,278	264,986	90,992	289,650	568,689	143,960	119,642	1,538,197
Streetscape + Landscaping	-	13,833	14,333	16,333	12,333	15,333	19,833	92,000
Tree Trimming Neighborhood	-	9,600	5,440	5,760	19,200	12,480	15,360	67,840
Water Feature Maintenance + Utilities	-	4,400	6,400	6,400	8,400	4,400	10,000	40,000
Total	64,677	1,033,815	459,151	1,131,361	1,883,490	549,243	503,719	5,625,455
Beautification	CEP	City Center	Columbia	Gaslamp	East Village	Cortez	Marina	TOTAL
Beautification Personnel	-	103,436	40,562	92,118	183,705	48,776	51,904	520,501
Consultants	-	11,933	4,680	10,628	21,194	5,627	5,988	60,500
Capital Improv Placemaking Projects and Activations	-	18,800	6,700	20,400	13,000	22,500	17,000	98,400
Equipment Leasing / Purchasing	-	1,331	522	1,186	2,365	628	668	6,700
Midblock Lighting	-	49,681	19,482	44,245	88,235	23,427	24,930	250,000
Total	-	185,182	71,946	168,576	308,498	100,959	100,489	935,651
Safety and Homeless Outreach Services	CEP	City Center	Columbia	Gaslamp	East Village	Cortez	Marina	TOTAL
Safety & Outreach Personnel	55,656	57,838	133,994	51,509	102,722	138,587	140,336	680,643
Consultants	-	4,786	1,877	4,263	8,500	2,257	2,402	24,085
Safety Contracted Services	-	568,719	71,090	493,236	1,279,618	142,180	142,180	2,697,022
Total	55,656	631,343	206,961	549,008	1,390,840	283,024	284,917	3,401,750
Admin	CEP	City Center	Columbia	Gaslamp	East Village	Cortez	Marina	TOTAL
Admin Personnel	-	97,454	38,217	86,791	173,081	45,955	48,902	490,400
Program Management	40,266	157,017	61,574	139,836	278,866	74,043	78,790	830,391
Office Supplies/Sanitation	-	6,955	2,728	6,194	12,353	3,280	3,490	35,000
Equipment Leasing / Purchasing	650	2,534	994	2,257	4,500	1,195	1,271	13,400
Payroll Services / Web Services	-	6,803	2,668	6,059	12,083	3,208	3,414	34,234
Legal Expense	2,425	9,454	3,708	8,420	16,791	4,458	4,744	50,000
Consultants	-	8,745	3,430	7,789	15,532	4,124	4,388	44,008
Contract Renewal	3,637	14,182	5,561	12,630	25,187	6,687	7,116	75,000
Parking	-	2,551	1,001	2,272	4,531	1,203	1,280	12,839
Community/Board Meetings/ Misc.	-	1,287	505	1,147	2,287	607	646	6,479
Training/Conferences	-	4,869	1,909	4,336	8,647	2,296	2,443	24,500
Rents / Leases / Utilities	-	24,416	9,575	21,744	43,363	11,513	12,252	122,862
Software	-	616	242	549	1,094	291	309	3,100
Total	46,977	336,884	132,109	300,022	598,314	158,861	169,047	1,742,213
CEP Exclusive	CEP	City Center	Columbia	Gaslamp	East Village	Cortez	Marina	TOTAL
CEP Personnel	92,455	-	-	-	-	-	-	92,455
Consultants	18,500	-	-	-	-	-	-	18,500
Business Attraction & Retention	130,000	-	-	-	-	-	-	130,000
Property Marketing	130,000	-	-	-	-	-	-	130,000
Total	370,955	-	-	-	-	-	-	370,955
Other	CEP	City Center	Columbia	Gaslamp	East Village	Cortez	Marina	TOTAL
City Fee	7,274	28,363	11,123	25,260	50,374	13,375	14,232	150,000
Employee Retention Tax Credits (4)	(4,394)	(103,189)	(50,577)	(291,726)	(479,552)	(108,178)	(8,518)	(1,046,134)
Total	2,880	(74,826)	(39,454)	(266,466)	(429,178)	(94,803)	5,714	(896,134)
Total Expenses (5)	541,145	2,112,398	830,712	1,882,502	3,751,964	997,283	1,063,887	11,179,889
Net Income	(0)	(0)	0	(0)	0	(0)	(0)	(0)
General Benefit (Non-Assessment) (6)	16,830	65,696	25,835	58,546	116,686	31,015	33,087	347,695

(1) Neighborhood percentage is based off of assessment revenue

(2) Budget revenue is based on a 5% assessment increase

(3) Assessment delinquency is 3.5% of total County billing; plus 10% of City manual billing (after deducting Fed assessments)

(4) One-time tax refund for Employee Retention Tax Credit Program

(5) The broader budget categories may be adjusted by up to fifteen percent (15%) of the total. There is no limitation on the reallocation of funds between individual line budget.

(6) General Benefit is 3.11% of budget and is based on value

Downtown San Diego PBID Preliminary Budget FY 2023 - 2024



Revenue	CEP	City Center	Columbia	Gaslamp	East Village	Cortez	Marina	TOTAL
Assessments (1) (2)	581,431	2,228,432	910,957	1,966,613	3,929,823	1,041,559	1,108,413	11,767,228
Loss Provision (3)	(21,681)	(83,095)	(33,968)	(73,332)	(146,537)	(38,838)	(41,331)	(438,781)
Net Assessments	559,750	2,145,337	876,989	1,893,281	3,783,286	1,002,721	1,067,082	11,328,447
Other Revenue	-	2,200	3,200	3,200	4,200	2,200	5,000	20,000
Grants	-	4,167	4,167	4,167	4,167	4,167	4,167	25,000
ERTC (4)	47,219	180,974	73,980	159,711	319,147	84,587	90,016	955,634
Fund Balance	24,706	94,688	38,707	83,563	166,982	44,257	47,097	500,000
Total	631,675	2,427,366	997,043	2,143,923	4,277,781	1,137,931	1,213,362	12,829,081
Expenses								
Maintenance	CEP	City Center	Columbia	Gaslamp	East Village	Cortez	Marina	TOTAL
Maintenance Personnel	-	667,500	340,785	683,853	1,005,287	307,866	398,220	3,403,510
Consultants	-	4,411	1,803	3,893	7,779	2,062	2,194	22,142
Cleaning, Janitorial Supplies & Uniforms	-	53,291	21,785	47,030	93,979	24,908	26,507	267,500
Vehicle Repair & Maintenance	-	15,938	6,515	14,065	28,106	7,449	7,927	80,000
Vehicle Fuel	-	11,953	4,886	10,549	21,079	5,587	5,945	60,000
Vehicle Insurance	-	10,006	4,090	8,830	17,646	4,677	4,977	50,226
Waste Removal	-	27,891	11,401	24,614	49,185	13,036	13,873	140,000
Equipment Leasing / Purchasing	-	5,280	2,158	4,659	9,311	2,468	2,626	26,503
Water Services	-	5,271	2,155	4,652	9,296	2,464	2,622	26,460
Maintenance and Safety Phone Services	-	14,200	5,805	12,532	25,042	6,637	7,063	71,280
Data Tracking	-	11,595	4,740	10,232	20,447	5,419	5,767	58,200
Powerwashing	63,194	278,325	92,371	268,589	575,647	151,024	123,322	1,552,472
Streetscape + Landscaping	-	5,000	30,000	5,000	5,000	5,000	5,000	55,000
Tree Trimming Neighborhood	-	4,800	2,720	3,024	-	6,240	7,680	24,464
Water Feature Maintenance + Utilities	-	4,400	6,400	6,400	8,400	4,400	10,000	40,000
Total	63,194	1,119,861	537,614	1,107,923	1,876,204	549,236	623,724	5,877,757
Beautification	CEP	City Center	Columbia	Gaslamp	East Village	Cortez	Marina	TOTAL
Beautification Personnel	-	126,745	51,812	111,854	223,514	59,240	63,042	636,206
Consultants	-	4,627	1,891	4,083	8,159	2,162	2,301	23,223
Capital Improv Placemaking Projects and Activatio	-	15,833	15,833	-	-	15,833	15,833	63,333
Equipment Leasing / Purchasing	-	1,436	587	1,267	2,532	671	714	7,208
Midblock Lighting	-	49,805	20,360	43,953	87,831	23,279	24,773	250,000
Total	-	198,446	90,483	161,157	322,035	101,185	106,664	979,970
Safety and Homeless Outreach Services	CEP	City Center	Columbia	Gaslamp	East Village	Cortez	Marina	TOTAL
Safety & Outreach Personnel	51,652	74,116	133,601	65,408	130,704	137,945	140,168	733,594
Consultants	-	2,706	1,106	2,388	4,771	1,265	1,346	13,581
Safety Contracted Services	-	662,700	84,461	491,009	1,322,153	165,675	165,675	2,891,674
Total	51,652	739,522	219,168	558,805	1,457,628	304,885	307,189	3,638,849
Admin	CEP	City Center	Columbia	Gaslamp	East Village	Cortez	Marina	TOTAL
Program Admin Personnel	396	83,479	34,917	73,671	147,215	39,809	42,314	421,801
General Admin Personnel	554	34,317	14,028	30,285	60,517	16,039	17,069	172,809
Management Fee	50,712	194,362	79,453	171,526	342,755	90,844	96,675	1,026,326
Office Supplies	-	7,172	2,932	6,329	12,648	3,352	3,567	36,000
Equipment Leasing / Purchasing	820	3,145	1,285	2,775	5,545	1,470	1,564	16,605
Payroll Services / Web Services	-	7,172	2,932	6,329	12,648	3,352	3,567	36,000
Legal Expense	988	3,788	1,548	3,343	6,679	1,770	1,884	20,000
IT Support	-	3,586	1,466	3,165	6,324	1,676	1,784	18,000
Consultants	-	4,479	1,831	3,953	7,899	2,093	2,228	22,483
Contract Renewal	2,471	9,469	3,871	8,356	16,698	4,426	4,710	50,000
Community/Board Meetings/ Misc.	-	996	407	879	1,757	466	495	5,000
Gen Liab Insur	9,867	33,824	5,761	23,232	50,423	15,637	13,094	151,840
Training/Conferences	-	4,881	1,995	4,307	8,607	2,281	2,428	24,500
Rents / Parking / Utilities	-	33,942	20,656	26,490	39,319	25,942	12,591	158,938
Total	65,412	341,131	138,165	290,969	571,819	169,348	161,655	1,738,501
CEP Exclusive	CEP	City Center	Columbia	Gaslamp	East Village	Cortez	Marina	TOTAL
CEP Personnel	139,537	-	-	-	-	-	-	139,537
Consultants	4,468	-	-	-	-	-	-	4,468
Business Attraction & Retention	150,000	-	-	-	-	-	-	150,000
Property Marketing	150,000	-	-	-	-	-	-	150,000
Total	444,006	-	-	-	-	-	-	444,006
Other	CEP	City Center	Columbia	Gaslamp	East Village	Cortez	Marina	TOTAL
City Fee	7,412	28,406	11,612	25,069	50,095	13,277	14,129	150,000
Total	7,412	28,406	11,612	25,069	50,095	13,277	14,129	150,000
Total Expenses (5)	631,675	2,427,366	997,043	2,143,923	4,277,781	1,137,931	1,213,362	12,829,081
Net Income	(0)	0	0	0	0	0	0	(0)
General Benefit (Non-Assessment) (6)	19,645	75,491	31,008	66,676	133,039	35,390	37,736	398,984

- (1) Neighborhood percentage is based off of assessment revenue
- (2) Budget revenue is based on a 5% assessment increase
- (3) Assessment delinquency is 1.5% of total County billing; plus 13% of City manual billing (after deducting Fed assessments)
- (4) One-time tax refund for Employee Retention Tax Credit Program
- (5) The broader budget categories may be adjusted by up to fifteen percent (15%) of the total. There is no limitation on the reallocation of funds between individual line budget.
- (6) General Benefit is 3.11% of budget and is based on value

Neighborhood Ambassadors

Safety Ambassadors: 18

Maintenance Ambassadors: 13

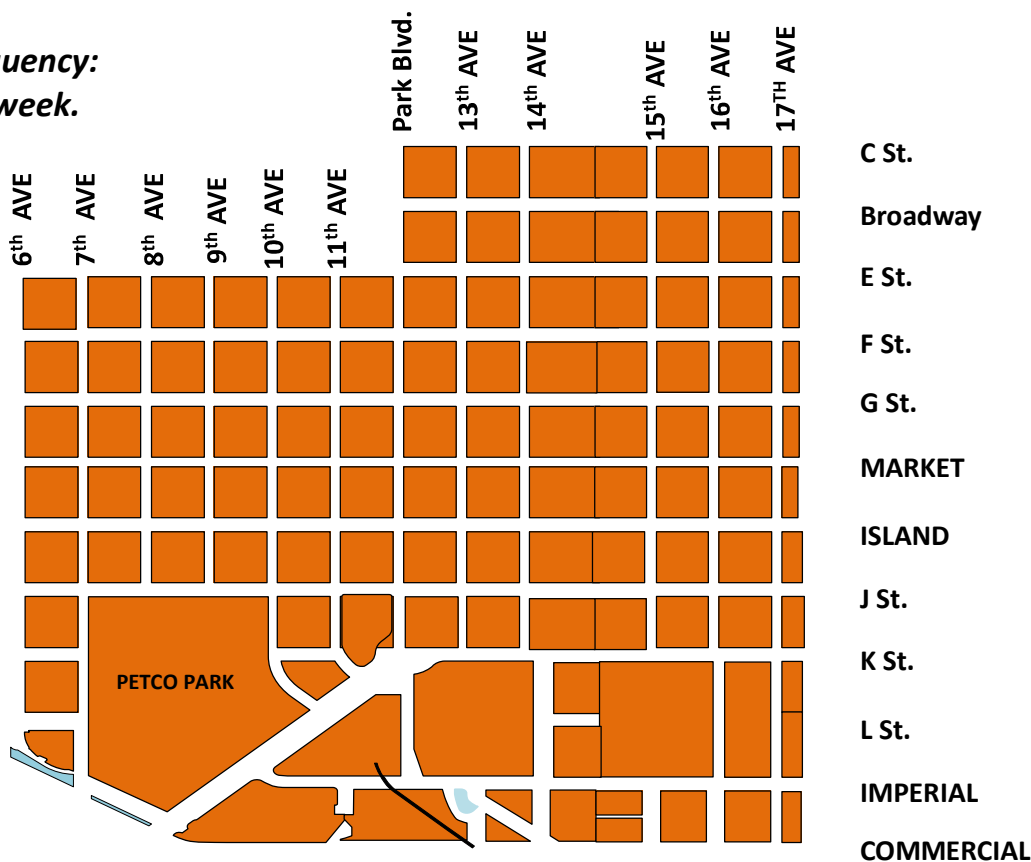
East Village



FISCAL YEAR 22-23



*Sidewalk Cleaning Frequency:
Minimum of 4 times a week.*



Map 2

East Village High Frequency

★ Following are the cleaning dates in addition to the baseline monthly cleaning.

- Orange box: 2nd & 4th week of the month
- Blue box: 1st & 3rd week of the month



SECTION III. PLANS AND SPECIFICATION

A. General Description of the District

The territory within the renewed 2005 District is the same as the former Downtown Maintenance Assessment District and the 2000 PBID with the exception of the Little Italy zone which de-annexed from the District in 2004 in order to become a standalone Maintenance Assessment District. The boundary consists of all lots, parcels and subdivisions of land as shown on the Boundary Map titled “Assessment Diagram of the City of San Diego Downtown Business & Property Improvement District” contained within this report in Section VI.

The District includes most of downtown San Diego south and west of Interstate 5. The PBID has been divided into five zones for budgeting, benefit apportionment and service purposes. These zones include the following and referred to as the “Original Zones”:

- Core/Columbia
- Cortez
- East Village
- Gaslamp Quarter
- Marina

An additional overlay zone, the CMD Zone, was established in 2012 within the PBID area and overlaps certain existing PBID parcels in order to assess commercial office properties with 50,000 building SF or more. The parcels included in the new CMD Zone are depicted in the amended Boundary Map contained within this report in Section VI.

B. Description of Improvements to be Maintained and Services

The District, through the levy of special assessments, provides funding for ongoing maintenance, installation, improvement, activities and servicing of public areas and public facilities, property owner rights-of-ways and dedicated easements located within the District. These improvements may include, but are not limited to, all materials, equipment, utilities, labor, and appurtenant facilities related to the ongoing maintenance of the improvements.

Maintenance services will be provided by City personnel and/or private contractors. The improvements maintained and services provided by the District are generally described below.

C. Improvements

1. ORIGINAL ZONES

The “Improvement” means the acquisition, construction, installation, or maintenance of any tangible property with an estimated useful life of five years or more including, but not limited to the following: parking facilities; benches, booths, kiosks, display cases, pedestrian shelter and signs; trash receptacles and public restrooms; lighting and heating facilities; decorations; parks; fountains; planting areas; closing, opening, widening, or narrowing of existing streets; facilities or equipment, or both to enhance security of persons and property within the area; ramps, sidewalks, plazas, and pedestrian malls; rehabilitation or removal of existing structures.

“Activities” means, but is not limited to all of the following: promotion of public events which benefit businesses or real property in the District; furnishing of music in any public place within the District; promotion of tourism within the District; marketing and economic development, including retail retention and recruitment; providing security, sanitation, graffiti removal, street and sidewalk cleaning, and other municipal services supplemental to those normally provided by the City; activities which benefit businesses and real property located in the District.

The PBID provides resources for a variety of enhanced maintenance service activities by Zone as shown in the table below.

Table 2 - Service Frequencies by Benefit Zone

Service	Core/Columbia	Cortez	East Village	Gaslamp	Marina
Sidewalk Sweeping	Daily (7 days/wk)	Daily (7 days/wk)	Daily (7 days/wk)	Daily (7 days/wk)	Daily (7 days/wk)
Litter Removal	Daily (7 days/wk)	Daily (7 days/wk)	Daily (7 days/wk)	Daily (7 days/wk)	Daily (7 days/wk)
Power Washing	362 sidewalks/mth	169 sidewalks/mth	592 sidewalks/mth	283 sidewalks/mth	119 sidewalks/mth
Graffiti Removal	Daily, as needed	Daily, as needed	Daily, as needed	Daily, as needed	Daily, as needed
Landscape Maintenance	Daily, as needed	Daily, as needed	Daily, as needed	Daily, as needed	Daily, as needed
Tree Trimming	536/Annually	332/Annually	623/Annually	144/Annually	477/Annually
Amenity Maintenance/Repair	As Needed	As Needed	As Needed	As Needed	As Needed
Estimated Deployment (# of workers/hours per week)	14.7/588 hrs	7.2/288 hrs	13.3/532 hrs	10.2/408 hrs	6.2/248 hrs

Maintenance activities are monitored and adjusted by the PBID Advisory Board and individual Zone Committees.

Public Safety Programs

The following three public safety programs are funded by the PBID.

- **Safety Ambassadors - Bicycle Patrols:** to enhance the City's conventional police services visible Safety Ambassadors on bicycle patrols will be provided. The Safety Ambassadors will be concentrated on downtown streets during daylight and early evening hours with flexibility to support events and other special needs. Safety Ambassadors will wear bright identifiable uniforms, reinforcing the overall image of downtown. Safety Ambassadors will be trained to assist pedestrians, customers, workers, visitors and other users of property in the PBID. In addition, the Safety Ambassadors on bicycle patrols act as the "eyes and ears" of local police and consequently improve the safety of property in the PBID.
- **Safety Ambassadors - Foot Patrols:** Similar to the Safety Ambassadors on bicycle patrols, safety ambassadors on foot would be deployed in foot in areas with high pedestrian use, near visitor destinations and in public spaces such as parks. Such Safety Ambassadors would assist downtown pedestrians and also act as the "eyes and ears" of local police and consequently improve the safety of property in the PBID.
- **Enhanced Lighting:** The PBID will fund public lighting in the PBID areas. Pursuant to citywide policy, property owners are required to pay for costs associated with mid-block lighting. These costs include electricity, maintenance and repair. The PBID collects assessments for downtown lighting, and then contracts with the City to manage the enhanced lighting services.

Public Information, Program Management & Reserves

- **Public Information:** Clean and safe public information programs are intended to inform both PBID property owners and the residents and customers on their property about the services and benefits provided by PBID-financed maintenance, public safety, and lighting. A full time communications manager plus a web page, newsletters, maps and other handouts is budgeted.
- **Program Management:** PBID programs are administered by the Downtown San Diego Partnership. Funds are allocated for PBID oversight, accounting and bookkeeping, office and supplies, insurance and other administrative expenses. City and County administrative costs associated with collection, disbursement, and accounting of PBID funds have also been included in the PBID budget.
- **Program Reserves:** a 7.5% program reserve has been included to account for uncollectables, future development impacts, and other program contingencies. The program reserve may be reduced if assessments and/or service contracts are secured from the state and federal governments.