

STAFF REPORT**CITY OF OCEANSIDE**

DATE: August 19, 2009

TO: Chairman and Members of the Community Development Commission

FROM: Neighborhood Services Department

SUBJECT: **APPROVAL TO APPROPRIATE \$15,000 FROM THE MORTGAGE REVENUE BOND FUND TO SUPPORT THE WOMEN'S RESOURCE CENTER'S TRANSITIONAL HOUSING PROGRAM**

SYNOPSIS

Staff and the Housing Commission recommend that the Community Development Commission appropriate \$15,000 from the Mortgage Revenue Bond Fund available balance to the Homeless Shelters Account to support the Women's Resource Center's Transitional Housing program.

BACKGROUND

The City of Oceanside has provided Emergency Shelter Grant (ESG) Program funds to the Women's Resource Center (WRC) for the past three years. The U.S. Department of Housing and Urban Development (HUD) distributes ESG funds to entitlement cities and the states for programs to serve homeless individuals and families with essential services, and to support programs to prevent homelessness. The City of Oceanside became an ESG entitlement city in FY 2005-06 and received approximately \$80,000 each year through FY 2008-09.

Prior to the 2005-06 program year the Women's Resource Center received ESG funding directly from the State of California; once the City became an ESG entitlement city, the WRC was no longer eligible for state ESG funds. For the past three years, the City has allocated ESG funds to the WRC and to North County Solutions for Change.

When HUD released information on funding for FY 2009-10 Community Planning and Development grants, the City learned that it was no longer eligible for ESG funding. This announcement came well after all Community Development Block Grant (CDBG) funds had been allocated. Since the City will not receive federal ESG funds, the WRC is eligible once again for State ESG funds and has applied for the funds; if awarded the funds will not be available until the new federal fiscal year begins October 1. This has resulted in a funding gap for the WRC between the end of City ESG funding on June 30, 2009, and the beginning of State ESG funding on October 1, 2009.

ANALYSIS

The Women's Resource Center has requested \$15,000 of "bridge" funding to cover a three-month shortfall of funds due to the time lag between the end of City ESG funding for the transitional housing program and the beginning of State ESG funding for the same program. The City has supported the WRC emergency shelter and transitional housing facilities with CDBG and HUD Supportive Housing Program funds. The City Council allocated \$11,820 of 2009-2010 CDBG funds to the WRC for the emergency shelter. The transitional housing facility operated by the WRC provides 21 units of shelter for previously homeless families. The facility serves primarily though not exclusively women who have been victims of domestic violence, and their children.

Funding for this "bridge assistance" would have to come from the Mortgage Revenue Bond (MRB) Fund available balance and be approved by the City Council. The MRB Fund comes from fees levied by the City on the sale of bonds for development of housing in the City; the fund is not derived from taxes and is not part of the General Fund. The MRB Fund available balance may only be used for activities related to affordable housing including support for homeless shelters and programs to prevent homelessness. The Women's Resource Center has requested \$15,000 to support the transitional housing program from July 1, 2009, through September 30, 2009, when State ESG funding becomes available.

FISCAL IMPACT

Staff is requesting an appropriation of \$15,000 from the unallocated balance in the Mortgage Revenue Bond Fund (1286) for transfer to the Homeless Shelters account (928880400286) for the Women's Resource Center. The approximate Mortgage Revenue Bond Fund available balance, as of June 30, 2009, is \$460,802. The MRB fund may only be used for activities related to providing and/or maintaining affordable housing. This appropriation of "bridge" funds to the Women's Resource Center has no effect on the General Fund and is not a commitment for continued support of the WRC from this source. The Neighborhood Services Department is supportive of the WRC's application for State ESG funds.

COMMISSION OR COMMITTEE REPORT

The Housing Commission at its July 28, 2009, meeting voted to recommend that the Community Development Commission appropriate \$15,000 from the Mortgage Revenue Bond available balance to the Women's Resource Center.

CITY ATTORNEY'S ANALYSIS

City Attorney analysis does not apply.

RECOMMENDATION

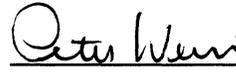
Staff and the Housing Commission recommend that the Community Development Commission appropriate \$15,000 from the Mortgage Revenue Bond Fund available balance to the Homeless Shelters Account to support the Women's Resource Center's Transitional Housing program.

PREPARED BY:

SUBMITTED BY:



John A. Lundblad
Management Analyst



Peter A. Weiss
City Manager

REVIEWED BY:

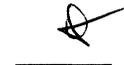
Michelle Skaggs Lawrence, Deputy City Manager



Margery M. Pierce, Director, Neighborhood Services



Teri Ferro, Director, Financial Services



ATTACHMENT:

Letter from the Women's Resource Center

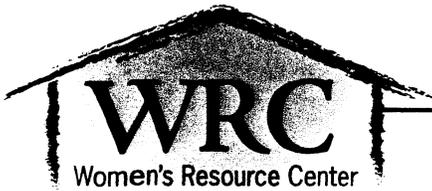
OCEANSIDE HOUSING COMMISSION REPORT

TO: COMMUNITY DEVELOPMENT COMMISSION
FROM: HOUSING COMMISSION
RE: MORTGAGE REVENUE BOND FUND ALLOCATION
TO WOMEN'S RESOURCE
DATE: JULY 28, 2009

THE HOUSING COMMISSION RECOMMENDS THAT THE COMMUNITY DEVELOPMENT COMMISSION ALLOCATE \$15,000 FROM THE MORTGAGE REVENUE BOND FUND TO SUPPORT THE WOMEN'S RESOURCE CENTER.

CAMP	YES
CHRISTY	YES
COOPER	YES
FARMER	ABSENT
HUSKEY	YES
PARKER	YES
SORENSEN	YES

ALTERNATE SAIZ	ABSENT
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womensresourcecenter-wrc.org

Rebuilding Shattered Lives
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MARVA BLEDSOE
Executive Director

City of Oceanside Housing and
Neighborhood Services Department
Attn: Margery Pierce
300 North Coast Highway
Oceanside, CA 92054

Dear Margery:

Women's Resource Center is requesting a grant in the amount of \$15,000 to serve as "bridge" match funding for our transitional housing project for the period from July 1, 2009 through September 30, 2009.

In 2004, the City of Oceanside became eligible for direct entitlement funding from the State of California under the Emergency Shelter Grant (ESG) program. Prior to this time, from 1995 to 2005, the City was not an eligible applicant and Women's Resource Center received this funding directly from the State. When the City of Oceanside became directly entitled, Women's Resource Center—merely because of its location in the City—was no longer eligible for direct ESG funding from the State. This necessitated the agency enter into a contract for service with the City for \$55,000 in ESG funding.

In 2009, the City of Oceanside was advised that they did not meet the "threshold" to be a direct entitlement city and, therefore, they were not eligible for ESG funding. As a result, Women's Resource Center again became eligible to apply directly to the State for the ESG program. That application, with funding from October 1, 2009 - September 20, 2011, is pending. Women's Resource Center's request for \$15,000 is to provide program funding for the period when City of Oceanside ESG monies expire (June 30, 2009) and State of California ESG funding begins (October 1, 2009).

As you are aware, the ESG funds are used as the program match for the City of Oceanside's Supportive Housing Program (SHP) funding from the U.S. Department of Housing and Urban Development for transitional housing. This program is administrated for the City by Women's Resource Center through the agency's Transition House. Transition House is a 21 unit residential facility for homeless families located in the City of Oceanside. The program is designed to provide homeless families with safe, decent basic temporary housing as well as the essential supportive services necessary to help them move from shelter life and self-sufficiency. The Transition House project meets the City's Homeless Objective 15 and the project's positive outcomes result in families leaving the program prepared and able to live independent, self-sufficient lives, including securing appropriate housing and employment and being able to cope with the issues of ordinary life.

Serving victims of domestic violence and sexual assault for over 35 years

Supported by: Private donations, County of San Diego, State of California, & the cities of Carlsbad and Oceanside and the United Way/CHAD Designations 501(C)(3) Corporation

The over-all goal of Women's Resource Center's Transition House program is to enhance the potential of formerly homeless families for self-sufficiency through temporary housing and comprehensive essential services. "Trans House" has 21 apartments ranging in size from studio to two bedroom units. While each resident's case plan is unique to the family's individual needs, all plans are designed to be completed within a two year period. All program participants are required to have either enrolled in a training or education program or to have obtained employment during the first three months of residency. Residents participate in a variety of on-site educational programs including parenting, nutrition, budgeting and money management. They attend individual and group counseling sessions as well. Children in residence, who are of an appropriate age, attend area schools and also participate in on-site counseling.

Women's Resource Center is very proud that during the 13-years of "Trans House" operation, annual reports to the U.S. Department of Housing and Urban Development (HUD) have documented that: 73% of participants exiting the program leave for permanent housing; 91% of participants enhance their money management skills; 93% of participants are employed, in job training or in a formal education program within 3 months of entering the program; 78% of participants increase their income during their time at Transition House; 47% of participants have employment income when they leave the program as compared to 19% when they enter the program; and, 97% of participants who were victims of domestic violence enhance their understanding of the dynamics of that violence and how it contributes to the family's homelessness. These performance measures enable the agency to continuously evaluate and refine program structure as we strive to have 100% success in all categories.

Thank you for your consideration of Women's Resource Center's request for interim funding. Please contact me should you have any questions or require any additional information.

Sincerely,



Marva Bledsoe
Executive Director