



EXECUTIVE SUMMARY

MEETING DATE: May 8, 2026

HCR26-016

SUBJECT: Approval of the Operating Agreement between the San Diego Housing Commission and St. Vincent de Paul Village, Inc., dba Father Joe's Villages, to Operate the Single Adults Interim Shelter Program at 4141 Pacific Highway, San Diego, CA 92110

COUNCIL DISTRICT: 2

ORIGINATING DEPARTMENT: Homelessness Housing Innovations

CONTACT/PHONE NUMBER: Casey Snell (619) 578-7691

REQUESTED ACTION:

Approve the execution of a competitively awarded agreement with Father Joe's Villages in the amount of \$2,865,640 for an initial 12-month term from July 1, 2026, through June 30, 2027, with four one-year options for renewal, contingent on funds being available, for the operation of the Single Adults Interim Shelter Program at 4141 Pacific Highway, San Diego, CA 92110. The funding source is anticipated to be the Homeless Housing, Assistance and Prevention Grant Program (HHAP).

EXECUTIVE SUMMARY OF KEY FACTORS:

- The Single Adults Interim Shelter Program (Program) will provide congregate and semi-congregate shelter year-round for up to 112 single adults experiencing homelessness as well as stabilization and supportive services to prepare individuals experiencing homelessness for the most appropriate longer-term or permanent housing interventions, contributing to the regional goals of ensuring instances of homelessness are rare, brief, and non-recurring.
- For 75 years, Father Joe's Villages has been dedicated to helping individuals and families experiencing homelessness and poverty find a path to self-sufficiency.
- Father Joe's Villages' main campus offers a full range of services designed around the people it serves. With a focus on dignity and respect, Father Joe's Villages addresses the immediate needs of households experiencing homelessness by providing food, shelter, clothing, and hygiene services, as a stepping stone to long-term stability.
- Father Joe's Villages has a long-standing partnership with SDHC. The organization currently operates seven SDHC-funded contracts for case management, day center, inclement weather shelter beds, rapid rehousing, permanent housing, and two emergency shelter programs, totaling over 150 beds.
- Father Joe's Villages has operated the Single Adults Interim Shelter for the past six years.
- SDHC issued a Request for Proposal (RFP) on January 14, 2026, seeking a contractor to operate the Single Adults Interim Shelter Program and a separate solicitation on January 29, 2026, for the Transitional Housing Program for Seniors.
- The RFPs closed on February 12, 2026. Two potential bidders submitted proposals.
- A source selection committee, composed of staff from SDHC's Homelessness Housing Innovations Division and representatives with the City's Homelessness Strategies and Solutions Department, evaluated, scored and ranked the responses. Father Joe's Villages was the higher ranked respondent.
- SDHC is proposing to allocate \$2,865,640 for program operations in Fiscal Year 2027. The funding source is anticipated to be the Homeless Housing, Assistance and Prevention (HHAP) Grant Program. The execution of option years is contingent upon funds being made available for this purpose as part of the City's annual budgeting process.



REPORT

DATE ISSUED: April 30, 2026

REPORT NO: HCR26-016

ATTENTION: Chair and Members of the San Diego Housing Commission Board of Commissioners
For the Agenda of May 8, 2026

SUBJECT: Approval of the Operating Agreement between the San Diego Housing Commission and St. Vincent de Paul Village, Inc., dba Father Joe's Villages, to Operate the Single Adults Interim Shelter Program at 4141 Pacific Highway, San Diego, CA 92110

COUNCIL DISTRICT: 2

Advance notice of San Diego Housing Commission hearing of the following matter has been provided to the Housing Authority Members pursuant to the provisions of San Diego Municipal Code Section 98.0301(e)(4)(A)-(B).

REQUESTED ACTION

Approve the execution of a competitively awarded agreement with Father Joe's Villages in the amount of \$2,865,640 for an initial 12-month term from July 1, 2026, through June 30, 2027, with four one-year options for renewal, contingent on funds being available, for the operation of the Single Adults Interim Shelter Program at 4141 Pacific Highway, San Diego, CA 92110. The funding source is anticipated to be the Homeless Housing, Assistance and Prevention Grant Program (HHAP).

STAFF RECOMMENDATION

That the San Diego Housing Commission (SDHC) Board of Commissioners (Board) take the following actions:

- 1) Authorize SDHC to enter into an operating agreement with St. Vincent de Paul Village, Inc., dba Father Joe's Villages, in the amount of \$2,865,640 for an initial 12-month term from July 1, 2026, through June 30, 2027, with four, one-year options for renewal, contingent on funds being available, for the operation of the Single Adults Interim Shelter Program at 4141 Pacific Highway, San Diego, CA 92110.
- 2) Authorize SDHC's President and Chief Executive Officer (President and CEO), or designee, to execute all documents and instruments that are necessary and/or appropriate to implement these approvals, in a form and format approved by General Counsel, and to take such actions necessary and/or appropriate to implement these approvals, provided that a copy of the documents, signed as to form by General Counsel, is submitted to each Housing Commissioner.
- 3) Authorize SDHC's President and CEO, or designee, to substitute funding sources and/or increase compensation by not more than 20 percent of the total agreement amount for the proposed agreement, if necessary, without further action by the SDHC Board or the Housing Authority of the City of San Diego, but only if and to the extent that funds are determined to be available for such purposes.

SUMMARY

SDHC has administered homelessness services on behalf of the City of San Diego (City) based on a Memorandum of Understanding (Homelessness Shelters and Services MOU) that first took effect on July 1, 2010. As of July 1, 2023, a Master Memorandum of Understanding (Master MOU) replaced the various individual MOUs that previously governed SDHC's operation and administration of homelessness services programs. The Master MOU describes the responsibilities of both the City and SDHC related to the operation of the various homeless shelters, services and programs and serves as an overarching agreement between the City and SDHC to enter into program-specific agreements and administrative agreements. The Master MOU was executed on July 1, 2023, with three one-year options to renew.

The Single Adults Interim Shelter Program (Program) supports the Community Action Plan on Homelessness for the City of San Diego (Action Plan), a comprehensive, 10-year plan that builds on recent progress, lays out short-term achievable goals and serves as a guide for long-term success in effectively addressing homelessness across the region. The Program is an important component to the vision, principles and strategies identified in the Action Plan.

The Program came into being as part of the short-term action plan on homelessness, developed by the City of San Diego and SDHC in 2024 to address the loss of 614 shelter beds due to site and program closures. The City and SDHC developed the plan with input from persons with lived experience, persons with living experience, frontline staff from shelters and outreach programs, and shelter operator leadership. A consistent theme in the feedback was the importance of offering options that include programs directed at special populations and shelter offered in a variety of settings.

The proposed actions referenced in this report will allow SDHC to enter into an agreement with Father Joe's Villages for a period of one year, with four one-year options for renewal, in the amounts referenced within this report for the operation of the Single Adults Interim Shelter Program.

PROGRAM OVERVIEW

The Program will provide congregate and semi-congregate shelter year-round for up to 112 single adults experiencing homelessness as well as stabilization and supportive services to prepare individuals experiencing homelessness for the most appropriate longer-term or permanent housing interventions, contributing to the regional goals of ensuring instances of homelessness are rare, brief, and non-recurring.

Program Services

- a. A standardized shelter intake and move-in process to include a review of required intake documents, terms of service, and guidelines for community living.
- b. Housing-focused services that aim to resolve participants' homelessness as quickly as possible, including, but not limited to:
 - i. Determining diversion opportunities.
 - ii. Self-sufficiency needs assessments.
 - iii. Development of housing plans, including stabilization strategies and participant housing goals and objectives.
 - iv. Coordination with and referrals to County of San Diego, State of California, and federal programs, as well as nonprofits and social service agencies, as appropriate.
 - v. Assistance in locating safe and affordable permanent or other longer-term housing, including determining housing interventions and opportunities outside of the Coordinated Entry System (CES).
 - vi. Completion of intakes, screenings, assessments, and case conferencing or other integral components of CES pursuant to the San Diego Continuum of Care community standards and policies.

- vii. Assistance with housing applications and supportive and subsidized housing paperwork.
- viii. Advocacy for participants with prospective landlords.
- ix. A minimum of two meals per day in compliance with all applicable health and safety regulations and guidelines.
- x. Showers, wash stations, restrooms, laundry facilities and/or laundry services, and storage for participants' personal belongings.
- xi. Routine operating and participant supplies, including but not limited to hygiene products, basic first aid supplies, and cleaning supplies.
- xii. Telephone access and message services.
- xiii. Regularly laundered linens.

Operator Experience

For 75 years, Father Joe's Villages has been dedicated to helping individuals and families experiencing homelessness and poverty find a path to self-sufficiency. As one of San Diego's largest homelessness service providers, Father Joe's Villages served 11,646 neighbors in need in calendar year 2024 and has reached more than 36,460 individuals between 2019 and 2024. Father Joe's Villages has a long-standing commitment to delivering person-centered care. It maintains a wide portfolio of housing and supportive service programs ranging from emergency shelter, day center, daily meals, therapeutic childcare center, federally qualified health center, employment and education services.

Father Joe's Villages' main campus offers a full range of services designed around the people it serves. With a focus on dignity and respect, Father Joe's Villages addresses the immediate needs of households experiencing homelessness by providing food, shelter, clothing, and hygiene services, as a stepping stone to long-term stability.

As one of San Diego's largest residential homelessness service providers, Father Joe's Villages served 2,941 unduplicated individuals across its interim shelter, transitional housing, and inclement weather shelter beds in calendar year 2024. Father Joe's Villages offers a broad continuum of housing solutions, including transitional housing, rapid rehousing, interim housing, permanent supportive housing, and affordable housing.

Father Joe's Villages has a long-standing partnership with SDHC. The organization currently operates seven SDHC-funded contracts for case management, day center, inclement weather shelter beds, rapid rehousing, permanent housing, and two emergency shelter programs, totaling over 150 beds. Father Joe's Villages has operated the Single Adults Interim Shelter for the past six years. The program successfully utilizes trauma-informed care, motivational interviewing, and a harm reduction model. The program design effectively serves shelter residents in a solutions-focused environment, where services are participant-centered and housing-focused.

Contractor Selection Process

SDHC issued a Request for Proposal (RFP) on January 14, 2026, seeking a contractor to operate the Single Adults Interim Shelter Program and a separate solicitation on January 29, 2026, for the Transitional Housing Program for Seniors. The RFPs were posted and made available for download on the PlanetBids website through SDHC's online portal. More than 500 notifications were sent through the PlanetBids system, and 34 potential bidders downloaded the solicitation. SDHC staff also emailed the proposal to the Regional Task Force on Homelessness to share on its ListServ and notified program leadership at a number of agencies to make them aware of the funding opportunity. A site tour was conducted on February 4, 2026. The RFPs closed on February 12, 2026.

Two potential bidders submitted proposals. A source selection committee, composed of staff from SDHC's Homelessness Housing Innovations Division and representatives with the City's Homelessness Strategies and Solutions Department, evaluated, scored and ranked the responses

based on the following criteria: Program Operations, Client Residential Services and Care Coordination, Community Considerations, Cost Proposal, Organizational Experience & Capacity, and Nondiscrimination Assurance. Respondents were determined to be qualified based on their response to the evaluation criteria outlined in the RFP.

RESPONDENT	RANKING
Father Joe's Village's	1
Hope the Mission	2

FISCAL CONSIDERATIONS

SDHC is proposing to allocate \$2,865,640 for program operations in Fiscal Year 2027. The funding source is anticipated to be the Homeless Housing, Assistance and Prevention (HHAP) Grant Program. The execution of option years is contingent upon funds being made available for this purpose as part of the City's annual budgeting process.

FUNDING SOURCE	FUNDING BY USE	FY2027	FY28 – FY31
HHAP	Operator Agreement	\$2,865,640	\$2,865,640
	SDHC Administrative Costs	\$143,282	\$143,282
	TOTAL	\$3,008,922	\$3,008,922

SDHC STRATEGIC PLAN

This item relates to Strategic Priority Area No. 5 in SDHC's Strategic Plan for FY 2026 - 2030: Address and Prevent Homelessness.

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 community members. The Single Adults Interim Shelter Program serves this purpose by providing shelter services and a pathway to housing to persons experiencing homelessness. Individuals participating in this Program represent some of San Diego's most vulnerable citizens, as 100 percent of participants are experiencing homelessness, with low-to-moderate incomes.

NONDISCRIMINATION ASSURANCE

At SDHC, we're about people. We are committed to ensuring a compassionate, person-centered approach to SDHC's programs, policies, projects and activities and to serving our community impartially, fairly and without bias. We are also committed to ensuring compliance with all applicable federal, state and local laws and protections to the extent that they affect this action relative to nondiscrimination.

Father Joe's Villages is a nonprofit organization. Its nondiscrimination statement affirms Father Joe's Villages' commitment to providing programs to all in need without unlawful discrimination or harassment. SDHC staff have requested a workforce report for record-keeping purposes.

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PREVIOUS COUNCIL and/or COMMITTEE ACTION

On February 8, 2024, the Housing Authority approved an amendment to the operating agreement with Father Joe's Villages for the operation of the City of San Diego's Bridge Shelter at Golden Hall to increase the operating budget to accommodate increased operating expenses and the scheduled relocation of the program to the Second Floor of Golden Hall in April 2024.

SDHC and the City consolidated and replaced five existing Memoranda of Understanding (MOUs) into a Master MOU for the administration of homelessness services programs, which the Housing Authority and City Council approved on June 26, 2023 (Housing Authority Resolution HA-1987 and City Council Resolution R-315018). The Master MOU will end on June 30, 2027, if all three option years are exercised

On July 12, 2022, the Housing Authority approved Resolution HA-1956, approving the execution of an agreement between SDHC and Father Joe's Villages to continue operations of the Bridge Shelter at Golden Hall, with two one-year options to renew (Resolution HA-1956).

On October 6, 2020, the Housing Authority approved Resolution HA-1887, approving the execution of an amendment to the contract between SDHC and Father Joe's Villages to operate the City of San Diego Bridge Shelter for Families, Single Women, and Transition-Age Youth.

On June 16, 2020, the City Council approved an MOU with SDHC regarding the administration of Homeless Housing, Assistance, and Prevention (HHAP) program funding (Resolution R-313113). A portion of HHAP funds is allocated to fund the operation of the City's Bridge Shelter Program.

On June 16, 2020, the Housing Authority authorized the execution of agreements with Alpha Project, Father Joe's Villages, and Veterans Village of San Diego to operate the City's Bridge Shelters during Fiscal Year 2021. (Resolution No. HA-1859).

On June 16, 2020, the City Council approved Resolution R-313111 authorizing execution of an MOU with SDHC for a one-year term with two one-year options to renew to operate the City's Bridge Shelter Program. The City Council also approved Resolution R-313112 to remove references to the provision of Transitional Storage Center Services and bifurcate the MOUs.

On December 10, 2019, the Housing Authority approved the Sixth Amendment between SDHC and the City to expand services to Transition-Age Youth at Golden Hall at 202 C Street, San Diego, CA (Resolution No. HA-1838).

On June 17, 2019, the City Council approved an MOU with SDHC regarding the administration of Homeless Emergency Aid Program (HEAP) block grant funding (R-312516).

On June 11, 2019, the Housing Authority approved the execution of operating agreements with Alpha Project for the Homeless, Veterans Village of San Diego, and Father Joe's Villages for the operation of the three City of San Diego Bridge Shelters for a 12-month term, from July 1, 2019, to June 30, 2020 (Resolution No. HA-1817).

KEY STAKEHOLDERS and PROJECTED IMPACTS

Stakeholders for this project include San Diegans experiencing homelessness, current program participants, and Father Joe's Villages as the subrecipient administering the program. The program is expected to have a positive impact on the community as it will provide shelter and services for approximately 112 single adults experiencing unsheltered homelessness at any given time.

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ENVIRONMENTAL REVIEW

California Environmental Quality Act

On August 1, 2024, the Council of the City of San Diego voted to renew a shelter crisis declaration and to suspend applicable provisions of state and local law pursuant to the California Government Code related to providing public facilities to mitigate the effects of the shelter crisis (Resolution Number R-315738). The California Environmental Quality Act (Division 13 (commencing with Section 21000) of the Public Resources Code) shall not apply to any of the following actions taken by a state agency or a city, county, or city and county: to lease, convey, or encumber land owned by a city, county, or city and county, or to facilitate the lease, conveyance, or encumbrance of land owned by the local government for a homeless shelter constructed pursuant to, or authorized by, this section; to provide financial assistance to a homeless shelter constructed pursuant to, or authorized by, this section; and to approve a contract to provide services for people experiencing homelessness to a homeless shelter constructed pursuant to, or authorized by, this section. These services may include, but are not limited to, case management, resource navigation, security services, residential services, and counseling services. Operation of the shelter would also be categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Existing Facilities).

National Environmental Policy Act

Federal funds are not anticipated to be included in these activities and thus National Environmental Policy Act (NEPA) review is not required. The parties agree that the provision of any federal funds as the result of this action is conditioned on the City of San Diego's final NEPA review and approval.

Respectfully submitted,



Casey Snell
Senior Vice President
Homelessness Housing Innovations
San Diego Housing Commission

Approved by,



Lisa C. Jones
President and Chief Executive Officer
San Diego Housing Commission

A printed copy is available for review during business hours at the information desk in the main lobby of SDHC's offices at 1122 Broadway, San Diego, CA 92101. Docket materials are also available in the "Governance & Legislative Affairs" section of SDHC's website at www.sdhc.org.