



EXECUTIVE SUMMARY

MEETING DATE: May 8, 2026

HCR26-029

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 Transitional Housing Program for Seniors 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 \$746,031 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 Transitional Housing Program for Seniors 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 Transitional Housing Program for Seniors (Program) will provide transitional housing up to 24 months for 18 seniors ages 55 and older experiencing homelessness in the City of San Diego.
- The Program will provide a safe, low-barrier, non-congregate housing environment with private bedrooms/restrooms and a shared kitchen and living space.
- The program will offer 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 nonrecurring.
- 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.
- On January 29, 2026, SDHC issued a Request for Proposal (RFP), seeking a contractor to operate the Transitional Housing for Seniors Program.
- The RFP closed on February 26, 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 \$746,031 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: HCR26-029

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 Transitional Housing Program for Seniors at 4141 Pacific Highway, San Diego, CA 92110

COUNCIL DISTRICT: 2

REQUESTED ACTION

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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 \$746,031 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 Transitional Housing Program for Seniors 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 homelessness 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 Transitional Housing Program for Seniors (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, which was 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

In an effort to diversify the continuum of homelessness interventions in SDHC's portfolio, design dignified, senior-specific interim-housing, and in recognition of shelter participant feedback expressing a desire for more enhanced, services-rich and structured environments, SDHC opted to convert the Program from an Interim Shelter to Transitional Housing. This Program is also among the package of proposals that will be considered as part of the Federal Fiscal Year 2026 Continuum of Care Notice of Funding Opportunity (NOFO). If selected for award through the CoC NOFO notice, the operator, scope and term of the program may be subject to change.

The proposed actions referenced in this report will allow SDHC to enter into an agreement with Father Joe's Villages for operations of the Program 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 Program.

PROGRAM OVERVIEW

The Program will provide transitional housing up to 24 months for 18 seniors ages 55 and older experiencing homelessness in the City of San Diego. The Program will provide a safe, low-barrier, non-congregate housing environment with private bedrooms/restrooms and a shared kitchen and living space. The program will offer 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 nonrecurring.

Program Services

- a. A standardized 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.
- xiv. Mail Services

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. 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

On January 29, 2026, SDHC issued a Request for Proposal (RFP), seeking a contractor to operate the Transitional Housing for Seniors Program. The RFP was 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 50 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 12, 2026. The RFP closed on February 26, 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 Villages	1
Hope the Mission	2

FISCAL CONSIDERATIONS

SDHC is proposing to allocate \$746,031 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	FY27	FY28 – FY31
HHAP	Operator Agreement	\$746,031	\$746,031
	SDHC Administrative Costs	\$37,302	\$37,302
TOTAL		\$783,333	\$783,333

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 Transitional Housing Program for Seniors serves this purpose by providing transitional housing 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's commitment to providing programs to all in need without unlawful discrimination or harassment. SDHC staff requested a workforce report for record-keeping purposes.

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.

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 transitional housing and services for approximately 18 seniors experiencing unsheltered homelessness at any given time.

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 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 of Homelessness Housing Innovations
San Diego Housing Commission

Approved by,



Lisa C. Jones

President and Chief Executive Officer
San Diego Housing Commission

April 30, 2026

Approval of Operating Agreement to Operate the Transitional Housing Program for Seniors

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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.