



We're About People

San Diego Housing Commission (SDHC)
Operating Agreement for the Imperial Shelter for Single Adults
Presentation to the SDHC Board of Commissioners
April 16, 2026

Jonathan Herrera
Vice President, Homelessness Housing Innovations Division
San Diego Housing Commission

Holly Nelson
Director of Administration, Homelessness Housing Innovations Division
San Diego Housing Commission



Introduction

- Proposed new agreement with Alpha Project to continue to operate the existing Imperial Shelter for Single Adults at the 1710 Imperial Ave. site.
- The shelter serves up to 140 single adults experiencing homelessness.
- The proposed actions will allow SDHC to enter into a competitively awarded agreement with Alpha Project for a one-year term, with four one-year options to renew.
- The operation of the Imperial Shelter supports the intent and goals of the City of San Diego's Community Action Plan on Homelessness (Action Plan) through the continued provision of shelter accommodations for single adults experiencing homelessness.



Program Overview

- The shelter program will provide shelter year-round for up to 140 men and women experiencing homelessness:
 - Safe, low-barrier, congregate shelter in downtown San Diego
 - Operates 24 hours a day, seven days a week
 - Housing-focused case management and supportive services aimed at resolving a person's homelessness as quickly as possible.
 - Referrals are facilitated through the Coordinated Shelter Intake Program, which SDHC administers.



Imperial Shelter for Single Adults
*Exterior of the Imperial Shelter for Single Adults
at 1710 Imperial Avenue, San Diego, CA 92101*



Service Model

- Services will be delivered in a housing-focused environment that leverages a variety of resources to facilitate successful exits to permanent and longer-term housing:
 - Determining diversion opportunities
 - Self-sufficiency needs assessments
 - Development of housing plans, including stabilization strategies and client housing goals and objectives
 - 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
 - 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)
 - 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



Service Model (Continued)

- Basic shelter services include but are not limited to:
 - Appropriate residential services and staffing
 - A maximum of 140 beds and other residential furnishings
 - A minimum of two meals per day in compliance with all applicable health and safety regulations
 - Showers, wash stations, restrooms, laundry facilities/service and personal belongings storage
 - Routine operating and client supplies, including but not limited to hygiene products, basic first aid supplies, and cleaning supplies
 - Telephone access and message services
 - Regular laundered linens



Program Operator Experience

- More than 39 years of experience serving individuals and families experiencing homelessness.
- Serves more than 4,000 men, women and children annually.
- Alpha Project's portfolio of programs includes:
 - Street-based case management
 - Interim/Bridge Shelters
 - Permanent Supportive Housing
 - Rapid Rehousing
 - Residential Treatment Programs
 - Employment Services
 - Peer Support Services
- Alpha Project has operated the Program since its inception in October 2019.
- Currently operates multiple City-funded shelter programs, including the Newton Shelter for Single Adults, the Imperial Shelter for Single Adults, the Harm Reduction Interim Shelter and the Family Shelter Program.





Contract Selection Process

- On January 14, 2026, SDHC issued a Request for Proposal (RFP), seeking a contractor to operate the Imperial Shelter for Single Adults.
- The RFP was posted and made available for download on the PlanetBids website.
 - More than 500 notifications were sent through the PlanetBids system.
 - The proposal was emailed to the Regional Task Force on Homelessness to share on their Listserv.
 - 21 potential bidders downloaded the solicitation.
- A non-mandatory, pre-proposal meeting was held on January 21, 2026, and a site tour was made available to interested applicants on January 30, 2026.
- The RFP closed on February 12, 2026.
 - SDHC received three proposals: Alpha Project, Father Joe's Villages and Hope the Mission.



Contract Selection Process (Continued)

- A source selection committee was assembled with staff from SDHC's Homelessness Housing Innovations Division and representatives from the City's Homelessness Strategies and Solutions Department.
- Proposals were evaluated, scored and ranked on the following criteria:
 - Program Operations
 - Client & Residential Services and Care Coordination
 - Community Considerations
 - Cost Proposal
 - Organizational Experience and Capacity
 - Assurances of Non-Discrimination
- Alpha Project submitted a strong proposal that directly addressed the requirements outlined in the solicitation. Alpha Project's proposal scored the highest.



Fiscal Year 2027 Operating Agreement

- Operating Term: July 1, 2026, through June 30, 2027
- Four one-year options to renew.
- Future option years are contingent upon funds being made available for this purpose during the City’s annual budgeting process.

FUNDING SOURCE	FUNDING BY USE	FY27	FY28 - FY31
HHAP	Operator Agreement	\$3,523,195	\$3,523,195
	SDHC Administrative Costs	\$176,100	\$176,100
	TOTAL	\$3,699,355	\$3,699,355



Staff Recommendations

That the SDHC Board of Commissioners take the following actions:

- 1) Authorize SDHC to enter into an operating agreement with Alpha Project for the Homeless, in the amount of \$3,523,195 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 Imperial Shelter for Single Adults at 1710 Imperial Ave., San Diego, CA 92101.
- 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.



Questions & Comments