



SAN DIEGO
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San Diego Housing Commission (SDHC) Agreement with The Center to Operate the Safe STAY Wellness Center at 1045 11th Ave. Presentation to the SDHC Board of Commissioners May 9, 2025

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Safe STAY Wellness Center

Introduction

- SDHC has administered homelessness services contracts on behalf of the City based on a Memorandum of Understanding that first took effect on July 1, 2010.
- As of July 1, 2023, a Master Memorandum of Understanding (MOU) between the City and SDHC was executed.
 - Details the City's and SDHC's roles and responsibilities in the oversight and administration of City-funded programs.
 - Includes reference to all program interventions that SDHC administers on behalf of the City, including shelters.
- The program will support the Community Action Plan on Homelessness for the City of San Diego.
 - Comprehensive, 10-year plan that builds on recent progress and lays out short-term achievable goals while serving as a guide for long-term success in addressing homelessness.



Safe STAY Wellness Center

Introduction (Continued)

- The Center has operated the program since its inception in 2023.
 - Fiscal Year 2023: SDHC Board approved an agreement with The Center for one year with one one-year option to renew.
- Since 2023, the program has operated from two interim sites with a capacity to serve up to 23 individuals.
- The proposed actions will allow SDHC to enter into a non-competitive agreement with The Center to continue to operate the Safe Stay Wellness Center at 1045 11th Ave, San Diego, CA 92101 for a one-year term, with one one-year option for renewal.



Safe STAY Wellness Center

Program Overview

- The program received \$1.5 million in Congressional funding through U.S. Representative Scott Peters to convert an underutilized office space at SDHC into an emergency shelter for transition-age youth.
- Feedback from stakeholders and youth was incorporated into the design, layout, and service model for the shelter.
- The shelter program will provide shelter year-round for up to 43 transition-age youth experiencing homelessness along with housing-focused case management and supportive services:
 - Shelter in downtown San Diego
 - Provides safe, low-barrier shelter in alignment with Housing First principles
 - Specializes in services for transition-age youth who would otherwise live in places not intended for human habitation
 - Operates 24 hours a day, seven days a week
 - Referrals are facilitated through the Coordinated Shelter Intake Program, which SDHC administers.



Safe STAY Wellness Center 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



Safe STAY Wellness Center

Service Model (Continued)

- Basic shelter services include but are not limited to:
 - Appropriate residential services and staffing
 - A maximum of 43 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 hygiene products, basic first aid supplies, and cleaning supplies
 - Telephone access and message services
 - Regular laundered linens
 - Mail service



Safe STAY Wellness Center Program Operator Experience

- The Center has served the San Diego region since 1972.
- Focus on services that promote health wellness, advocacy and community empowerment.
- Portfolio of services includes:
 - Case management
 - Housing navigation
 - Food distribution
 - Benefits enrollment
 - Health plan enrollment
 - Transportation assistance
 - Mental health services
 - Housing services
 - Aftercare to individuals
- The Center is the lead program operator and partners with San Diego Youth Services and the YMCA of San Diego County.
- The Center has operated the program since its inception in 2023.



Safe STAY Wellness Center Contractor Selection Process

- A non-competitive procurement process under Procurement Policy 9.3 was utilized to procure the Program operator.
- Utilizing a competitive solicitation process is not feasible as the program was in transition and recently relocated to its permanent location.
- Continuity of care throughout the transition is also in the best interests of the clients who have relocated.



Safe STAY Wellness Center

Fiscal Year 2026 Operating Agreement

- Operating Term: July 1, 2025, through June 30, 2026
- One one-year option 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	FY 2026	FY 2027
HHAP	Operator Agreement	\$1,950,000	\$1,950,000
HHAP	SDHC Administrative Costs	\$97,500	\$97,500
	TOTAL	\$2,047,500	\$2,047,500



Safe STAY Wellness Center

Staff Recommendations

That the SDHC Board of Commissioners take the following actions:

- 1) Authorize SDHC to enter into a non-competitive, sole source agreement under Procurement Policy Section 9.3 with The Center to operate the 43-bed, semi-congregate shelter at 1045 11th Ave., San Diego, CA 92101, in the amount of \$1,950,000 for an initial 12-month term from July 1, 2025, through June 30, 2026, with a one-year option to renew, contingent on the City of San Diego making funds available for this purpose in its annual budgeting process. Funding sources will not include federal funds.
- 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

