



EXECUTIVE SUMMARY

MEETING DATE: April 16, 2026

HCR26-017

SUBJECT: Approval of a Noncompetitive, Sole Source Agreement Between the San Diego Housing Commission and St. Vincent de Paul Village, Inc., dba Father Joe's Villages, to Operate the City of San Diego's Bishop Maher Interim Shelter Program

COUNCIL DISTRICT: 3

ORIGINATING DEPARTMENT: Homelessness Housing Innovations

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

REQUESTED ACTION:

Approve the execution of a noncompetitive, sole source agreement under Procurement Policy 9.1 with St. Vincent de Paul Village, Inc., dba Father Joe's Villages, in the amount of \$592,313 for an initial 12-month term from July 1, 2026, through June 30, 2027, with four, one-year options to renew, contingent on funds being available, for the operation of the Bishop Maher Interim Shelter Program at 1501 Imperial Ave., San Diego, CA 92101. The funding source is anticipated to be the City of San Diego General Fund.

EXECUTIVE SUMMARY OF KEY FACTORS:

- The Bishop Maher Interim Shelter Program will provide year-round shelter for up to 28 single adults who identify as female or nonbinary/gender fluid and who are experiencing homelessness in the City of San Diego.
- The Program will provide safe, low-barrier, congregate shelter, 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 nonrecurring.
- A noncompetitive procurement process under Procurement Policy Section 9.1 was utilized in lieu of a competitive procurement process due to the program leveraging existing site resources controlled by St. Vincent de Paul Village, Inc., as well as other cash and in-kind funds to support the program.
- St. Vincent de Paul Village, Inc. has been operating the program since February 6, 2021, and a request for proposal process for this project would not be viable as the program utilizes a site that belongs to and is controlled by the organization.
- 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.
- currently operates seven SDHC-funded contracts for case management, day center, inclement weather beds, rapid rehousing, permanent housing, and two emergency shelter programs, totaling over 150 beds.
- SDHC is proposing to allocate \$592,313 for program operations in Fiscal Year 2027. The funding source is anticipated to be the City of San Diego General Fund.
- 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 9, 2026

REPORT NO: HCR26-017

ATTENTION: Chair and Members of the San Diego Housing Commission Board of Commissioners
For the Agenda of April 16, 2026

SUBJECT: Approval of a Noncompetitive, Sole Source Agreement Between the San Diego Housing Commission and St. Vincent de Paul Village, Inc., dba Father Joe's Villages, to Operate the City of San Diego's Bishop Maher Interim Shelter Program

COUNCIL DISTRICT: 3

REQUESTED ACTION

Approve the execution of a noncompetitive, sole source agreement under Procurement Policy 9.1 with St. Vincent de Paul Village, Inc., dba Father Joe's Villages, in the amount of \$592,313 for an initial 12-month term from July 1, 2026, through June 30, 2027, with four, one-year options to renew, contingent on funds being available, for the operation of the Bishop Maher Interim Shelter Program at 1501 Imperial Ave., San Diego, CA 92101. The funding source is anticipated to be the City of San Diego General Fund.

STAFF RECOMMENDATION

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

- 1) Authorize SDHC to enter into a noncompetitive, sole source agreement under Procurement Policy 9.1 with St. Vincent de Paul Village, Inc., dba Father Joe's Villages, in the amount of \$592,313 for a 12-month term from July 1, 2026, through June 30, 2027, with four, one-year options to renew, contingent on funds being available, for the operation of the Bishop Maher Interim Shelter Program at 1501 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.

SUMMARY

SDHC has administered homelessness services contracts on behalf of the City of San Diego (City) based on a Memorandum of Understanding (Homelessness Shelters and Services MOU) since 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 Bishop Maher Interim Shelter 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.

A noncompetitive procurement process under Procurement Policy Section 9.1 will be utilized in lieu of a competitive procurement process due to the program leveraging existing site resources controlled by St. Vincent de Paul Village, Inc., as well as other cash and in-kind funds to support the program. St. Vincent de Paul Village, Inc. has been operating the program since February 6, 2021, and a request for proposal process for this project would not be viable as the program utilizes a site that belongs to and is controlled by the organization.

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. These actions will provide for the ongoing operation of the program, which will be relocating from its current location to 1501 Imperial Ave., San Diego, CA 92101. The relocation of the program to an adjacent building on Father Joe's Villages' campus will support Father Joe's Villages' long-term plans for the campus, including the immediate conversion of the existing program site into Single-Room Occupancy (SRO) units.

The new location will maintain the existing program capacity as well as the semi-congregate layout of the living spaces in addition to office space, security stations, a communal lounge, and access to Father Joe's Villages' campus amenities and services, including a chapel, community room, dining room, laundry room with washers and dryers, courtyard with benches and a pet grooming area.

PROGRAM OVERVIEW

The Bishop Maher Interim Shelter Program will provide year-round shelter for up to 28 single adults who identify as female or nonbinary/gender fluid and who are experiencing homelessness in the City of San Diego. The program will provide safe, low-barrier, semi-congregate interim housing, 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.
- 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 longstanding 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 steppingstone 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 beds, rapid rehousing, permanent housing, and two emergency shelter programs, totaling over 150 beds. It has been the existing operator of the Bishop Maher Interim Shelter Program 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

A noncompetitive procurement process under Procurement Policy 9.1 was utilized to procure the City of San Diego's Bishop Maher Interim Shelter Program. This program leverages existing site resources controlled by St. Vincent de Paul Village, Inc., as well as other cash and in-kind funds to support the program. St. Vincent de Paul Village, Inc. has been operating the program since February 6, 2021, and a request for proposal process for this project would not be viable as the program utilizes a site that belongs to and is controlled by the organization.

FISCAL CONSIDERATIONS

SDHC is proposing to allocate \$592,313 for program operations in Fiscal Year 2027. The funding source is anticipated to be the City of San Diego General Fund. 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	FY2028 - 2031
City General Fund	Operator Agreement	\$592,313	\$592,313
	SDHC Administrative Costs	\$29,616	\$29,616
	TOTAL	\$621,929	\$621,929

SDHC STRATEGIC PLAN

This item relates to Strategic Priority Area No. 5 in SDHC’s Strategic Plan for Fiscal Years 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 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 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 the organization’s commitment to providing programs to all in need without unlawful discrimination or harassment. SDHC staff have requested a workforce report for record-keeping purposes.

PREVIOUS COUNCIL and/or COMMITTEE ACTION

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 February 6, 2021, the SDHC Board approved an operating agreement with Father Joe’s Villages for the City of San Diego Bishop Maher Interim Shelter Program (Report No. HCR21-021). The agreement included four options for renewals, which expired on June 30, 2024.

On April 6, 2023, the SDHC Board approved an operating agreement with Father Joe’s Villages for the operation of the City of San Diego Bishop Maher Interim Shelter Program (Report No. HCR24-026). The agreement included two one-year options for renewals and will expire on June 30, 2026.

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 28 individuals 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 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
Casey Snell
Senior Vice President of Homelessness Housing Innovations
San Diego Housing Commission

Approved by,
Lisa C. Jones
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.