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# San Diego Housing Commission (SDHC) Operating Agreement for City of San Diego Interim Shelter Program Presentation to the SDHC Board of Commissioners November 22, 2024

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# City of San Diego Interim Shelter Program

## Introduction

- The City of San Diego, in collaboration with SDHC, developed a short-term action plan to address the projected loss of 614 shelter beds by December 31, 2024.
- October 1, 2024: The City Council approved the short-term plan, which set strategies to quickly add shelter beds to the Homelessness Response System (City Council Resolution R-315813).
- The short-term action plan is informed by stakeholder feedback.
- A consistent theme in feedback was the importance of offering a variety of options:
  - Programs dedicated to special populations
  - Variety in site composition (e.g., non-congregate)
  - Smaller programs
  - Co-located services



# City of San Diego Interim Shelter Program

## Introduction (Continued)

- SDHC has been in discussions with several partner agencies about the feasibility of expanding shelter beds at current sites.
- TURN Behavioral Health Services (BHS) expressed interest in supporting the short-term action plan by converting 56 transitional housing beds it operates into shelter beds.
- This conversion will add beds to the City's shelter system and allow access to funding set aside for shelter services.



# City of San Diego Interim Shelter Program

## Introduction (Continued)

- TURN BHS operates the Serial Inebriate Program (SIP), which includes a transitional housing residential program and an outpatient treatment program focusing on alcohol use disorders (AUD).
- The County of San Diego contracts with TURN BHS to fund SIP's outpatient treatment program.
- SDHC administers the contract with TURN BHS to fund SIP's residential housing program, consisting of two residential apartment buildings with 56 beds combined.
- Due to budget constraints and lack of available funding to renegotiate continuing the transitional housing program beyond December 2024, SDHC entered the second and final option year with TURN BHS with a six-month term ending on December 31, 2024.



# City of San Diego Interim Shelter Program Non-Competitive Procurement Process

- A non-competitive procurement process, pursuant to SDHC's Procurement Policy, was utilized to procure the program operator, a nonprofit organization.
- TURN BHS has the experience and unique skill set of providing alcohol use treatment services to adults experiencing homelessness.
- TURN BHS has a long-standing relationship with the property owner for the two residential apartment buildings, making TURN BHS the only program operator suitable to run the interim shelter program at its current location.



# City of San Diego Interim Shelter Program Program Components

- The County's contract with TURN BHS provides outpatient substance use treatment and ancillary services to adults with a primary alcohol-use disorder. Services include:
  - Screenings and assessments
  - Substance-use group and individual counseling
  - Intensive case management
  - Peer support
  - Recovery services specific for alcohol use disorders
  - Referrals to partner agencies for additional services
- The SDHC-administered contract will provide funding for shelter operations. Shelter services will include, but will not be limited to:
  - Basic shelter services
  - Appropriate residential services and staffing.
  - Fully furnished units with kitchens and full-sized bathrooms, including showers.
  - Access to on-site laundry facilities, mail, telephone, and message services.
  - Housing-focused case management.
  - Assistance in obtaining permanent or longer term-housing interventions.



# City of San Diego Interim Shelter Program Transition Plan

- A plan for recruiting, onboarding, and training new staff for any new positions specific to shelter operations.
- A plan for providing appropriate residential services.
- A plan for program alignment to the Universal Shelter Terms of Service, Termination, Suspension and Appeals policies and procedures.
- A plan for implementing a formal shelter intake and move-in process, including screening current residents at City-funded shelters coming offline in December 2024, to determine eligibility and client interest.
- A plan for engaging with the current transitional housing clients to inform and educate them of the residential housing model transition.



# City of San Diego Interim Shelter Program Fiscal Considerations

## Fiscal Year 2025, Six-Month Term

FUNDING SOURCE	FUNDING BY USE	FY2025
City General Fund	Operator Agreement	\$356,305
City General Fund	SDHC Administrative Costs	\$17,815
<b>TOTAL</b>		<b>\$374,120</b>

## Fiscal Year 2026 through Fiscal Year 2029, 12-Month Terms

FUNDING SOURCE *	FUNDING BY USE	FY 2026
City General Fund	Operator Agreement	\$712,610
City General Fund	SDHC Administrative Costs	\$35,630
<b>TOTAL</b>		<b>\$748,240</b>

*\*Funding Source(s) for Fiscal Years 2026 through 2029 will be determined during the City's annual budgeting process and may increase to support Living Wage or Cost-of-Living Adjustments, increased bed-night rates, and inflation.*





# City of San Diego Interim Shelter Program Staff Recommendations

## **That the SDHC Board of Commissioners take the following actions:**

- 1) Authorize SDHC to enter into an agreement with TURN BHS to operate a 56-bed, non-congregate Interim Shelter at 4357 49<sup>th</sup> Street and 4450 Winona Avenue, San Diego 92115, for an initial six-month term from January 1, 2025, through June 30, 2025, in the amount of \$356,305 with four one-year options to renew in the amount of \$712, 610 per year.
- 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.



## City of San Diego Interim Shelter Program Staff Recommendations (Continued)

- 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

