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# San Diego Housing Commission (SDHC) Operating Agreement for Veterans Interim Shelter Program and License Agreement and Memorandum of Understanding for Additional Shelter Space

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# Operating and Licensing Agreements for Shelter Programs

## 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



# Operating and Licensing Agreements for Shelter Programs Overview

- SDHC and Veterans Village of San Diego (VVSD) met in September 2024 to discuss operating underutilized beds on VVSD's campus.
- This resulted in a proposal to:
  - Operate 130 beds for shelter through a separate agreement between Father Joe's Villages and SDHC.
  - Enter into an agreement with VVSD to operate a shelter program to serve up to 40 veterans.
- The 170 beds support the objectives of the short-term action plan.



# Operating and Licensing Agreements for Shelter Programs

## Veterans Interim Shelter Program Overview

- Location: VVSD's campus, 4141 Pacific Highway
- 40 additional beds in the shelter system
- Safe, low-barrier, semi-congregate shelter units for veterans experiencing unsheltered homelessness in the City of San Diego
- Referrals facilitated through the Coordinated Shelter Intake Program, which SDHC administers
- Supports the Community Action Plan on Homelessness for the City of San Diego



*VVSD Shelter Beds (Photo courtesy of City of San Diego)*



# Operating and Licensing Agreements for Shelter Programs

## Veterans Interim Shelter Program Service Model

- 24 hours per day, 7 days per week
- Service-enhanced interim shelter program aligned with “Housing First” principles
- Housing-focused Case Management:
  - Development of a housing plan
  - Support with locating permanent or other longer-term housing
  - Coordination with and referrals to U.S. Department of Veteran Affairs, County, State and Federal programs
- Good Neighbor Policy focused on engagement with surrounding community/other City resources to support a clean, safe and welcoming environment.
- Access to on-site clinics and employment services.



VVSD Computer Lab (Photo courtesy of City of San Diego)



# Operating and Licensing Agreements for Shelter Programs

## Veterans Interim Shelter Program Service Model (Continued)

- Basic shelter services, including but not limited to:
  - Appropriate 24-hour residential services and staffing
  - A minimum of two meals per day
  - Showers, wash stations, restrooms, laundry facilities and/or laundry services
  - Routine operating and client supplies, including but not limited to hygiene products, basic first aid supplies, and cleaning supplies
  - Telephone access and message services
  - Mail services



# Operating and Licensing Agreements for Shelter Programs

## Veterans Interim Shelter Program Operator Experience

- For more than 40 years, VVSD has provided comprehensive support and services to thousands of veterans in San Diego County, helping them overcome challenges.
- VVSD offers a variety of programs and services, including:
  - Transitional and permanent housing.
  - Clinical Services.
  - Counseling.
  - Substance abuse treatment.
  - Employment Services.
  - Educational opportunities.
  - Vocational training.
  - Transportation.
  - Food.
  - Legal services.



*VVSD Campus (Photo courtesy of City of San Diego)*



# Operating and Licensing Agreements for Shelter Programs

## Veterans Interim Shelter Program Contractor Selection Process

- A non-competitive procurement process under Procurement Policy 9.4 was utilized to procure the City of San Diego Veterans Interim Shelter Program.
- The contractor will leverage existing site resources that VVSD controls, as well as other cash and in-kind funds to support the shelter program.
- 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 VVSD.





# Operating and Licensing Agreements for Shelter Programs

## Veterans Interim Shelter Program Fiscal Year 2024 Operating Agreement

FUNDING BY USE	FY 2025 (7 Months)	FY 2026 - FY2029
Operator Agreement	\$602,202	\$1,032,346
SDHC Administrative Costs	\$30,110	\$51,617
<b>TOTAL</b>	<b>\$632,312</b>	<b>\$1,083,962</b>



# Operating and Licensing Agreements for Shelter Programs Staff Recommendations

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

- 1) Authorize SDHC to enter into an agreement with Vietnam Veterans of San Diego, dba Veterans Village of San Diego, (VVSD) to operate a 40-bed, semi-congregate Interim Shelter at 4141 Pacific Highway, San Diego, CA 92110, through a noncompetitive process for an initial seven-month term from December 1, 2024, through June 30, 2025, in the amount of \$602,202 with four one-year options to renew in the amount of \$1,032,346 per year. Funding in Fiscal Year 2025 is anticipated to be City General Funds.
- 2) Authorize SDHC to enter into a license agreement and Memorandum of Understanding with VVSD to occupy residential and commercial spaces at 4141 Pacific Highway, San Diego, CA 92110, for an initial seven-month term from December 1, 2024, through June 30, 2025, with four on-year options to renew.



## Operating and Licensing Agreements for Shelter Programs Staff Recommendations (Continued)

- 3) Authorize SDHC's President & Chief Executive Officer (President & 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..
- 4) Authorize SDHC's President & 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, but only if and to the extent that funds are determined to be available for such purposes.



## Questions & Comments

