



SAN DIEGO
HOUSING
COMMISSION

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San Diego Housing Commission (SDHC)
City of San Diego Bridge Shelter Program
Operating Agreements and
Memorandum of Understanding Renewal
Presentation to the SDHC Board of Commissioners
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City of San Diego Bridge Shelter Program Introduction

- SDHC administers the agreements for the City's Homeless Shelters and Services Programs based on a Memorandum of Understanding (MOU) between SDHC and the City.
 - The current MOU (July 1, 2019 – June 30, 2020) was approved in June 2019.
 - Includes four additional one-year options to renew.
- The SDHC Board and Housing Authority of the City of San Diego (Housing Authority) authorized execution of agreements for the operation of the City's existing four Bridge Shelters through June 30, 2020:
 - SDHC Board: May 3, 2019
 - Housing Authority: June 11, 2019
 - Housing Authority (fourth shelter): October 15, 2019
- Approving execution of the Bridge Shelter MOU and operating agreements will renew the term from July 1, 2020, through June 30, 2021, in alignment with the current Bridge Shelter operating agreements.



City of San Diego Bridge Shelter Program

Introduction (Continued)

- The City's Bridge Shelter Program provides temporary shelter and services to individuals and families experiencing homelessness in the City of San Diego while they work with staff to identify an appropriate housing solution.
- SDHC currently contracts with the following providers to operate four Bridge Shelters in the City of San Diego:
 - Father Joe's Villages: 288 beds for single women, families with children, and transitional-aged youth
 - Alpha Project for the Homeless: 324 beds for single adults
 - Veteran's Village of San Diego: 200 beds for veterans
 - Alpha Project for the Homeless: 139 beds for flexible populations



City of San Diego Bridge Shelter Program Service Model

- Offers safe, low-barrier temporary housing and services to prepare individuals who are experiencing homelessness for the most appropriate permanent or longer-term housing solution.
- Persons experiencing homelessness that have been matched to a housing resource through the Coordinated Entry System (CES) are prioritized for shelter entry.
- When bed availability exists, unsheltered persons who are highly vulnerable are prioritized for placement.



*City of San Diego Bridge Shelter
1501 Newton Avenue
February 22, 2019*





City of San Diego Bridge Shelter Program Service Model (Continued)

- Crisis Intervention & Homeless Diversion
- Intake/Assessment/Triage
- Case Management & Housing Navigation
- Case Conferencing
- Employment Opportunities
- Mainstream Resources & Referrals
- Basic Hygiene & Shelter Services
- Partnering Providers, including County of San Diego
 - Medical Care and Mental Health Services
- Good Neighbor Policies





City of San Diego Bridge Shelter Program Procurement Process – Newton and C Street

- Two Requests for Proposals (RFP) issued on January 24, 2020—one for each shelter.
- 106 vendors notified through PlanetBids, using both SDHC and City portals.
- Pre-proposal meeting held on January 30, 2020.
- Two proposals received by the deadline of February 21, 2020.
- The source selection committee recommends awarding the contracts to Alpha Project (Newton) and Father Joe’s Village (Golden Hall).





City of San Diego Bridge Shelter Program Alpha Project

- More than 20 years of experience serving individuals and families experiencing homelessness in the San Diego region.
- Provides services for more than 4,000 men, women and children on an annual basis.
- Operator of the City's largest Bridge Shelter since December 2017.
- Offers a comprehensive array of housing and supportive services including:
 - Affordable housing
 - Residential substance abuse treatment
 - Supportive housing for people with special needs
 - Basic and emergency services
 - Transportation assistance
 - Mental health counseling
 - Employment training, preparation and placement
 - Emergency shelter
 - HIV/AIDS
 - Education
 - Outreach
 - Prevention





City of San Diego Bridge Shelter Program Father Joe's Villages

- More than 70 years of experience serving individuals and families experiencing homelessness in the San Diego region.
- Provides services for more than 14,000 individuals on an annual basis.
- Operator of the City's Golden Hall Bridge Shelter since December 2017.
- Offers a comprehensive array of housing and supportive services including:
 - Affordable housing
 - Interim shelter
 - Permanent supportive housing
 - Basic and emergency services
 - Transportation assistance
 - Computer lab
 - Mental health counseling
 - Substance abuse treatment
 - Emergency shelter
 - Inclement weather shelter beds
 - Education
 - Outreach
 - Public restroom program
 - Daily meal program





City of San Diego Bridge Shelter Program Procurement Process – Veteran Shelter

- A Sole Source justification will be utilized for the Veterans Bridge Shelter in lieu of a competitive process.
- The pending sale of the property where the Bridge Shelter is located creates uncertainty within a standard procurement.
- As the current operator of the Bridge Shelter, VVSD is able to operate the Bridge Shelter without any interruptions imposed by a property sale.





City of San Diego Bridge Shelter Program Veteran's Village of San Diego

- Serving veterans experiencing homelessness in the San Diego region since 1981.
- Provides services for more than 3,000 veterans on an annual basis.
- Operator of the Veterans Bridge Shelter since December 2017.
- Offers a comprehensive array of housing and supportive services including:
 - Permanent supportive housing
 - Transitional housing
 - Bridge housing
 - Case management and services
 - Homeless court
 - Employment and training
 - Rehabilitation
 - Mental health services





City of San Diego Bridge Shelter Program Imperial Bridge Shelter

- Alpha Project for the Homeless is currently the operator of the fourth bridge shelter, selected through a competitive procurement process occurring in 2019.
- Initial contract term is for October 16, 2019 – June 30, 2020.
- The contract contains two one-year options to renew, for a total term of two years and eight months.



City of San Diego Bridge Shelter Program Imperial Bridge Shelter (Continued)

- Recommending exercising the first one-year option to renew for July 1, 2020 – June 30, 2021.
- The program site is leased by the City and is made available for operations through an Occupancy Agreement between Alpha Project and the City.



*City of San Diego Bridge Shelter
1710 Imperial Avenue
November 5, 2019*





City of San Diego Bridge Shelter Program Programmatic Funding

Alpha Project for the Homeless (Newton)

FUNDING SOURCE	FY 2021	FY 2022*	FY 2023*
City Funds – HHAP/HEAP	\$6,403,714.32	\$6,403,714.32	\$6,403,714.32
TOTAL	\$6,403,714.32	\$6,403,714.32	\$6,403,714.32

Father Joe's Villages

FUNDING SOURCE	FY 2021	FY 2022*	FY 2023*
City Funds – HHAP/HEAP	\$4,747,087.40	\$4,747,087.40	\$4,747,087.40
TOTAL	\$4,747,087.40	\$4,747,087.40	\$4,747,087.40

*Options years will be exercised contingent upon the appropriation of said funds by the City of San Diego.



City of San Diego Bridge Shelter Program Programmatic Funding (Continued)

Veteran's Village of San Diego

FUNDING SOURCE	FY 2021
City General Funds**	\$1,955,443.05
TOTAL	\$1,995,443.05

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Alpha Project for the Homeless (Imperial)

FUNDING SOURCE	FY 2021	FY 2022*	FY 2023*
City Funds – HHAP/HEAP	\$2,811,328.25	\$2,811,328.25	\$2,811,328.25
TOTAL	\$2,811,328.25	\$2,811,328.25	\$2,811,328.25

*Options years will be exercised contingent upon the appropriation of said funds by the City of San Diego.





City of San Diego Bridge Shelter Program Staff Recommendations

That SDHC recommend that the Housing Authority of the City of San Diego take the following actions:

- 1) Approve an operating agreement with Alpha Project for the Homeless (Alpha Project) for an initial term of July 1, 2020 through June 30, 2021, with two one-year options to renew, to operate the City of San Diego's Bridge Shelter located at 1501 Newton Avenue, San Diego, CA 92113, or alternative locations as designated by the City of San Diego on terms and conditions as set forth in the agreement (Alpha Newton Agreement), as it may be amended upon advice of General Counsel of SDHC; and authorize the execution of the Alpha Newton Agreement in the amount of \$6,403,714.32 for the operating period of July 1, 2020, through June 30, 2021, upon the execution of the proposed Homeless Housing, Assistance and Prevention (HHAP) Program Memorandum of Understanding (MOU) between the City and SDHC, and the appropriation of said funds by the City;



City of San Diego Bridge Shelter Program Staff Recommendations (Continued)

- 2) Approve an operating agreement with Father Joe's Villages (FJV) for an initial term of July 1, 2020 through June 30, 2021, with two one-year options to renew, to operate the City of San Diego's Bridge Shelter located at 202 C Street, San Diego, CA 92101, or alternative locations as designated by the City of San Diego, on terms and conditions as set forth in the agreement (FJV Agreement), as it may be amended upon advice of General Counsel of SDHC; and authorize the execution of the FJV Agreement in the amount of \$4,747,087.40 for the operating period of July 1, 2020 through June 30, 2021, upon the execution of the proposed HHAP MOU between the City and SDHC, and the appropriation of said funds by the City;



City of San Diego Bridge Shelter Program Staff Recommendations (Continued)

- 3) Approve six-month operating agreement with Veteran's Village of San Diego (VVSD), using a sole source procurement process, for a term of July 1, 2020, through December 31, 2020, or a shorter term with prorated budget, as determined by SDHC, to operate the City of San Diego's Bridge Shelter located at an interim site location(s) as designated by the City, on terms and conditions as set forth in the agreement (VVSD Agreement), as it may be amended upon advice of SDHC's General Counsel; and authorize the execution of the VVSD Agreement in the amount of \$1,955,443.05 for six months for the operating period of July 1, 2020, through December 31, 2020 to provide bridge housing and emergency shelter services to persons experiencing homelessness in the City of San Diego, consisting of the following funding source for the initial operating term: City General Funds in the amount of \$1,955,443.05 for the FY 2021 operational budget, allocated by SDHC, contingent upon the appropriation of said funds by the City of San Diego;



City of San Diego Bridge Shelter Program Staff Recommendations (Continued)

- 4) Approve exercising the first of two one-year options to renew and entering into an operating agreement with Alpha Project for the term of July 1, 2020, through June 30, 2021, to operate the City of San Diego's Bridge Shelter located at 1710 Imperial Avenue, San Diego, CA 92101, or alternative locations as designated by the City of San Diego, on terms and conditions as set forth in the agreement (Alpha Imperial Agreement), as it may be amended upon advice of SDHC's General Counsel; and authorize the execution of the Alpha Imperial Agreement in the amount of \$2,811,328.25 for the operating period of July 1, 2020, through June 30, 2021, upon the execution of the proposed HHAP MOU between the City and SDHC, and the appropriation of said funds by the City;





City of San Diego Bridge Shelter Program Staff Recommendations (Continued)

- 5) Authorize SDHC's President & Chief Executive Officer (President & CEO), or designee, to execute all necessary 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;
- 6) 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 of Commissioners (Board), but only if and to the extent that funds are determined to be available for such purposes; and





City of San Diego Bridge Shelter Program Staff Recommendations (Continued)

That SDHC recommend that the Housing Authority of the City of San Diego and the San Diego City Council take the following action:

- Authorize the execution of the Memorandum of Understanding (MOU) between the City of San Diego and SDHC for the oversight and administration of the City's Bridge Shelters.





City of San Diego Bridge Shelter Program

Questions?

