



SAN DIEGO
HOUSING
COMMISSION

We're About People

San Diego Housing Commission (SDHC) City of San Diego Family Shelter Program Presentation to the SDHC Board of Commissioners July 21, 2023

Lisa Jones
Executive Vice President of Strategic Initiatives
Strategic Initiatives and Homelessness Innovations Division
San Diego Housing Commission

Casey Snell
Vice President of Administration, Homelessness Innovations
Strategic Initiatives and Homelessness Innovations Division
San Diego Housing Commission



City of San Diego Family Shelter Program

Introduction

- SDHC has administered homelessness services contracts on behalf of the City based on a Memorandum of Understanding (Homeless Shelters and Services MOU) 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 City's Family Shelter Program is replacing the existing Bridge Shelter program serving families, which Father Joe's Villages has operated since 2017.
- As part of a plan to relocate the existing Family and Transition-Age Youth shelter from Golden Hall, the City identified the Travelodge site at 1801 Logan Avenue as the new location for families.
- The Family Shelter Program supports the Community Action Plan on Homelessness for the City of San Diego and Strategic Priority Area No. 4 of SDHC's Strategic Plan.



City of San Diego Family Shelter Program Program Overview

- The new site will provide 42 safe, low-barrier, non-congregate shelter accommodations for families experiencing homelessness in the City of San Diego.
 - 1801 Logan Avenue, San Diego, CA, 92113
 - Interim housing as well as stabilization and supportive services
 - 24 hours a day, seven days a week.
 - Referrals will be facilitated through the Coordinated Shelter Intake Program, which SDHC administers.
 - Eligible households include families (with at least one child under age 18) experiencing homelessness in the City.



City of San Diego Family Shelter Program Service Model

- Housing First program with low barriers to entry and operations
- Supportive services will include, but are not limited to:
 - Facilitating diversion opportunities
 - Self-sufficiency needs assessment
 - Development of housing plan, including stabilization strategies, housing goals and objectives
 - Coordination with and referrals to County, State and Federal programs, as well as nonprofits and social service agencies
 - 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)
 - Assistance with housing applications and supportive and subsidized housing paperwork
 - Advocacy for clients with prospective landlords



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

- Basic shelter services will include (but are not limited to):
 - Appropriate 24-hour residential services and staffing
 - 42 rooms for families and other residential furnishings
 - Three meals per day
 - Showers, wash stations, restrooms, laundry facilities and storage for personal belongings
 - Telephone access and message services
 - Mail services



City of San Diego Family Shelter Program Operator Experience – Alpha Project

- Approximately 30 years of experience serving individuals and families experiencing homelessness.
- Serves more than 4,000 men, women and children annually.
- Currently operates multiple City-funded shelter programs, including the Bridge Shelters for Single Adults at 16th & Newton and 17th & Imperial, the Rosecrans Shelter and the Harm Reduction Interim Shelter.
- Has served families experiencing homelessness since 1995 through the City's Interim Family Shelter program, permanent supportive housing programs, and rapid rehousing programs.
- Operated over 600 beds at the San Diego Convention Center as part of Operation Shelter to Home.



City of San Diego Family Shelter Program Contractor Selection Process

- A non-competitive procurement process under Procurement Policy 14.1 was utilized to select Alpha Project as the operator of the City of San Diego's Family Shelter Program.
- A Request for Proposal was not deemed a viable option given the urgency to identify an experienced provider that can ramp up to meet service needs under a very compressed time frame.
- The Family Shelter Program will serve a group of existing families (in addition to new households referred to the Program) experiencing homelessness who are currently being served at the Bridge Shelter at Golden Hall.
 - Existing families are scheduled to relocate to 1801 Logan Avenue in early August.
- Alpha Project has committed to leveraging \$500,000 of leverage/in-kind resources to support program operations and household stabilization.



City of San Diego Family Shelter Program Fiscal Considerations

- Initial Operating Term: July 27, 2023, through June 30, 2024
- Funding Sources: Community Development Block Grant (CDBG) and City of San Diego General Fund

FUNDING SOURCE	FUNDING BY USE	FY2024	FY2025
CDBG/ General Fund	Alpha Project Operating Contract (including \$100,000 in one-time start-up expenses)	\$2,333,544	\$2,436,593
CDBG/ General Fund	SDHC Administrative Costs	\$123,028	\$128,181
TOTAL		\$2,456,572	\$2,564,774

**Option years will be exercised contingent upon the availability of funding from the City of San Diego for that purpose.*



City of San Diego Family Shelter Program 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 14.1 with Alpha Project for the Homeless (Alpha Project) in the amount of \$2,333,544 (which includes \$100,000 for one-time startup costs) for an initial term of July 27, 2023, through June 30, 2024, with an annualized budget of \$2,436,593 with one one-year option for renewal for the operation of the City of San Diego Family Shelter Program at 1801 Logan Avenue, San Diego, CA 92113. The funding sources for the initial operating term are expected to consist of City of San Diego Community Development Block Grant (CDBG) funds and City of San Diego General Funds.



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

- 2) 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.
- 3) 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 of the City of San Diego (Housing Authority), but only if and to the extent that funds are determined to be available for such purposes.



Questions & Comments

