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San Diego Housing Commission (SDHC) Agreement with Alpha Project to Operate the City of San Diego Shelter for Single Adults at 1535 Newton Ave. Presentation to the SDHC Board of Commissioners May 9, 2025

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City of San Diego Shelter for Single Adults

Introduction

- SDHC has administered homelessness services contracts on behalf of the City based on a Memorandum of Understanding 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 program will support the Community Action Plan on Homelessness for the City of San Diego.
 - Comprehensive, 10-year plan that builds on recent progress and lays out short-term achievable goals while serving as a guide for long-term success in addressing homelessness



City of San Diego Shelter for Single Adults

Introduction (continued)

- Alpha Project has operated the program since its inception in 2017.
 - Fiscal Year 2023: SDHC Board approved an agreement with Alpha Project for one year with one one-year option to renew.
- The proposed actions will allow SDHC to enter into a non-competitive agreement with Alpha Project to continue to operate the program for a one-year term, with one one-year option for renewal.



City of San Diego Shelter for Single Adults Program Overview

- The shelter program will provide shelter year-round for up to 326 persons experiencing homelessness along with housing-focused case management and supportive services:
 - Shelter in downtown San Diego
 - Safe, low-barrier shelter in alignment with Housing First principles
 - Operates 24 hours a day, seven days a week
 - Referrals are facilitated through the Coordinated Shelter Intake Program, which SDHC administers.



City of San Diego Shelter for Single Adults Service Model

- Services will be delivered in a housing-focused environment that leverages a variety of resources to facilitate successful exits to permanent and longer-term housing:
 - Determining diversion opportunities
 - Self-sufficiency needs assessments
 - Development of housing plans, including stabilization strategies and client housing goals and objectives
 - 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
 - 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)
 - 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



City of San Diego Shelter for Single Adults Service Model (Continued)

- Basic shelter services include but are not limited to:
 - Appropriate residential services and staffing
 - A maximum of 326 beds and other residential furnishings
 - A minimum of two meals per day in compliance with all applicable health and safety regulations
 - Showers, wash stations, restrooms, laundry facilities/service and personal belongings storage
 - Routine operating and client supplies, including but not limited to hygiene products, basic first aid supplies, and cleaning supplies
 - Telephone access and message services
 - Regular laundered linens
 - Mail service



City of San Diego Shelter for Single Adults Program Operator Experience

- More than 39 years of experience serving individuals and families experiencing homelessness.
- Serves more than 4,000 men, women and children daily
- Alpha Project's portfolio of programs include:
 - Street-based case management
 - Interim/Bridge Shelters
 - Permanent Supportive Housing
 - Rapid Rehousing
 - Residential Treatment Programs
 - Employment Services
 - Peer Support Services
- Alpha Project has operated the Program since its inception in July 2017.
- Operates multiple City-funded shelter programs, including the Bridge Shelters for Single Adults at 16th & Newton, 17th & Imperial, Rosecrans Shelter, Interim Shelter for Families and the Harm Reduction Interim Shelter



City of San Diego Shelter for Single Adults Contractor Selection Process

- A non-competitive procurement process under Procurement Policy 9.3 was utilized to procure the program operator.
- Utilizing a competitive solicitation process is not feasible due to the anticipated relocation of the program to a to-be-determined site sometime during the term of the agreement.
- Continuity of care throughout the potential transition is in the best interests of the clients served by the program.



City of San Diego Shelter for Single Adults

Fiscal Year 2026 Operating Agreement

- Operating Term: July 1, 2025, through June 30, 2026
- One one-year option to renew.
- Future option years are contingent upon funds being made available for this purpose during the City's annual budgeting process.

FUNDING SOURCE	FUNDING BY USE	FY2026	FY2027
TBD	Operator Agreement	\$7,147,653	\$7,147,653
TBD	SDHC Administrative Costs	\$359,745	\$359,745
	TOTAL	\$7,507,398	\$7,507,398



City of San Diego Shelter for Single Adults

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 Section 9.3 with Alpha Project for the Homeless (Alpha Project) to operate the 326-bed congregate shelter at 1535 Newton Ave., San Diego, CA 92113, in the amount of \$7,147,653 for an initial 12-month term from July 1, 2025, through June 30, 2026, with a one-year option to renew, contingent on the City of San Diego making funds available for this purpose in its annual budgeting process. Funding sources will not include federal funds.
- 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.



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Questions & Comments

