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San Diego Housing Commission (SDHC)
Operating Agreement for the Transitional Housing Program for Seniors
Presentation to the SDHC Board of Commissioners
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Introduction

- Proposed new agreement with Father Joe's Villages to operate the Transitional Housing Program for Seniors.
- The Program serves up to 18 seniors ages 55 and older experiencing homelessness.
- The proposed actions will allow SDHC to enter into a competitively awarded agreement with Father Joe's Villages for a one-year term, with four one-year options to renew.
- The operation of the Transitional Housing Program for Seniors supports the intent and goals of the Community Action Plan on Homelessness for the City of San Diego through the continued provision of temporary housing accommodations for single adults experiencing homelessness.



Program Overview

- The program will provide a safe, low-barrier, non-congregate transitional housing environment year-round for seniors experiencing homelessness:
 - Mission Hills neighborhood of San Diego
 - Operates 24 hours a day, seven days a week
 - Housing-focused case management and supportive services aimed at resolving a person's homelessness as quickly as possible.
 - Referrals are facilitated through the Coordinated Shelter Intake Program, which SDHC administers.



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



Service Model (Continued)

- Basic residential services include but are not limited to:
 - Appropriate residential services and staffing
 - A maximum of 18 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 services



Program Operator Experience

- More than 75 years of experience serving individuals and families experiencing homelessness.
- Serves more than 11,646 individuals throughout the San Diego region on an annual basis.
- Father Joe's Villages portfolio of programs include:
 - Basic Needs Assistance
 - Therapeutic Childcare and Services for Families
 - Medical/Dental/Behavioral Health Care
 - Employment/Education and Vocational Training
 - Interim/Transitional and Permanent Housing
- Currently operates multiple City-funded programs including the San Diego Day Center, Interim Shelter, Transitional Housing , Rapid Rehousing and Permanent Supportive Housing.



Father
Joe's
Villages



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Contractor Selection Process

- January 29, 2026: SDHC issued a Request for Proposal (RFP), seeking a contractor to operate the Transitional Housing Program for Seniors.
- The RFP was posted and made available for download on the PlanetBids website through SDHC's online portal.
 - More than 500 notifications were sent through the PlanetBids system.
 - The proposal was emailed to the Regional Task Force on Homelessness to share on their Listserv.
 - 50 potential bidders downloaded the solicitation.
- A non-mandatory, pre-proposal meeting was held on February 5, 2026, and a site tour was made available to interested applicants on February 12, 2026.
- The RFP closed on February 26, 2026.
 - SDHC received two proposals: Father Joe's Villages and Hope the Mission.



Contractor Selection Process (Continued)

- Source selection committee:
 - SDHC Homelessness Housing Innovations Division staff
 - City Homelessness Strategies and Solutions Department representatives
- Proposals were evaluated, scored and ranked on the following criteria:
 - Program Operations
 - Client & Residential Services and Care Coordination
 - Community Considerations
 - Cost Proposal
 - Organizational Experience and Capacity
 - Assurances of Non-Discrimination
- Father Joe's Villages proposal scored the highest.



Fiscal Year 2027 Operating Agreement

- Operating Term: July 1, 2026, through June 30, 2027
- Four one-year options 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	FY2027	FY28 – FY31
Homeless Housing, Assistance and Prevention (HHAP)	Operator Agreement	\$746,031	\$746,031
	SDHC Administrative Costs	\$37,302	\$37,302
	TOTAL	\$783,333	\$783,333



Staff Recommendations

That the SDHC Board of Commissioners take the following actions:

- 1) Authorize SDHC to enter into an operating agreement with St. Vincent de Paul Village, Inc., dba Father Joe's Villages, in the amount of \$746,031 for an initial 12-month term from July 1, 2026, through June 30, 2027, with four, one-year options for renewal, contingent on funds being available, for the operation of the Transitional Housing Program for Seniors at 4141 Pacific Highway, San Diego, CA 92110.
- 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.



Questions & Comments

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