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# San Diego Housing Commission (SDHC) Contract for the Operation of the City of San Diego's Cortez Hill Family Center Interim Housing Program November 30, 2018

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# Cortez Hill Family Center Interim Housing Introduction

- Staff recommends the execution of an agreement with Alpha Project for the Homeless to operate the City of San Diego's Cortez Hill Interim Housing Program:
  - Contract Term: December 15, 2018 – June 30, 2019
  - Total Contract Amount: \$507,265.60
- SDHC administers the City of San Diego's Homeless Shelters and Services Programs based on a Memorandum of Understanding between SDHC and the City that first took effect on July 1, 2010.
- The program site is owned by the City of San Diego and will be made available for operations via a lease agreement between Alpha Project and the City.
- The contract contains two one-year options to extend at the Housing Commission's sole discretion for a total term of two years and 6.5 months.





# Cortez Hill Family Center Interim Housing Introduction (Continued)

- YWCA of San Diego County surrendered its contract for operation of the program.
- SDHC issued a Request for Proposals on August 30, 2018.
- 109 notifications were sent through PlanetBids, and advertisements were placed in the *San Diego Union-Tribune*.
- On September 12, 2018, a pre-proposal meeting was held.
- 4 proposals were received by the deadline of September 19, 2018.
- The source selection committee is recommending to award the contract to Alpha Project for the Homeless.



# Cortez Hill Family Center Interim Housing Impact

Serves a  
minimum of  
150 families  
with  
children  
annually

FY 2018:  
823 Total  
individuals  
served  
508 Total  
children  
served

FY 2018:  
261  
Households  
served

FY 2019  
(As of  
September  
2018):  
92  
Households  
served



# Cortez Hill Family Center Interim Housing Alpha Project

- More than 20 years of experience serving individuals and families experiencing homelessness in the San Diego region.
- Provides service for more than 4,000 men, women, and children on a daily basis.
- 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 and prevention.



ALPHA PROJECT





# Cortez Hill Family Center Interim Housing Program Overview

- Provides 156 beds in 47 units for families with children that are experiencing homelessness.
- Alignment with Housing First principles, with low barriers to entry and operations.
- Alignment with Regional Task Force on the Homeless (RTFH) standards – will serve families that are highly vulnerable and in greatest need of shelter.
- Provision of on-site intake, assessment, triage and referrals for permanent and longer term housing opportunities.
- Alpha Project will assist families experiencing homelessness access mainstream permanent housing and supportive services in conjunction with partnering agencies to meet the individual needs of each household.





# Cortez Hill Family Center Interim Housing Program Overview (Continued)

- Skilled staffing on-site, providing an array of resources and connections to appropriate services for all clients.
  - Intake and Assessment
  - Diversion and Crisis Management Services
  - Housing Specialist, Case Managers, Residential Monitors and Street Outreach
  - Medical, Mental, Health, Dental and Vision Care
  - Family Care & Youth Services
  - Employment Services





# Cortez Hill Family Center Interim Housing Partnering Agencies

Organization/Agency	Services
Family Health Centers of San Diego	Case Management, Patient Engagement, Benefits and Enrollment Specialist, Housing Navigation, Medical, Mental Health, Dental, Vision Care, Drug and Alcohol Treatment, Counseling, Transportation Services
Think Dignity	Legal Assistance, Referral Services, Birth Certificates, Case Conferencing
UPLIFT	Case Management, Housing Navigation, Rental Assistance, Assessments, Supportive Services
Urban Growth	Case Management, Housing Navigation, Rental Assistance, Assessments, Supportive Services
Youth Assistance Coalition	Mentorships, Educational Opportunities, Job Training & Placement Services, Transportation Services, Parenting Classes
Veterans Village of San Diego	Housing Location & Rental Assistance, Case Management, Counseling, Substance Abuse Treatment, Transportation Assistance







# Cortez Hill Family Center Interim Housing Property Management

## Alpha Project will:

- enter into a sub-lease agreement with YWCA, setting forth all of Alpha Project's maintenance and repair obligations
- Provide for site control, prompt maintenance and repair, utilities, security, janitorial services, and waste removal and disposal
- Maintain a secure healthy environment for delivery of all services
- Provide secure entry/exit for clients and service providers to be monitored by program staff
- Maintain a fire escape emergency plan, fire watch, and comply with Fire Marshal inspections and recertifications as needed





# Cortez Hill Family Center Interim Housing Program Metrics

SDHC will review reporting metrics on a monthly basis:

- Total number of individuals and households served
- Average length of stay
- Employment status upon exit
- Client Income
- Positive/Negative Exits
- Occupancy Rate
- Recidivism





# Cortez Hill Family Center Interim Housing Annual Operating Budget

Community Development Block Grant (CDBG)

\$191,863

Emergency Solutions Grant (ESG)

\$305,626

City of San Diego Affordable Housing Fund (AHF)

\$439,000

Total Budget

\$936,489





# Cortez Hill Family Center Interim Housing Staff Recommendations

1. Approve a 6.5-month agreement, with two one-year options to extend at the San Diego Housing Commission's sole discretion, for a total term of two years and eight months, if and when all options are exercised, with Alpha Project for the Homeless (Alpha Project) to operate the Center on terms and conditions as set forth in the agreement (Agreement), as it may be amended upon advice of General Counsel of the Housing Commission;
2. Authorize the execution of an agreement with Alpha Project in the amount of \$507,265.60 for a 6.5-month operating period to provide interim housing services to homeless families with children, contingent upon the appropriation of said funds by the City of San Diego;





# Cortez Hill Family Center Interim Housing Staff Recommendations (Continued)

3. Authorize the 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; and
4. Authorize the President & CEO 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 Board of Commissioners (Board) of the Housing Commission, but only if and to the extent that funds are determined to be available for such purposes.





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# Cortez Hill Family Center Interim Housing

# Questions?

