



## EXECUTIVE SUMMARY

### HOUSING COMMISSION EXECUTIVE SUMMARY SHEET

**MEETING DATE:** June 12, 2020

HCR20-048

**SUBJECT:** Approval of the Fiscal Year 2021 Operating Agreements for the City of San Diego Bridge Shelters Located at 1501 Newton Avenue, San Diego, 92113; 202 C Street, San Diego, 92101; 2801 ½ Sports Arena Boulevard, San Diego, 92110; and 1710 Imperial Avenue, San Diego, 92101; and Approval of a Memorandum of Understanding Between the City of San Diego and the San Diego Housing Commission for the Oversight and Administration of the City's Bridge Shelters

**COUNCIL DISTRICT(S):** Citywide

**ORIGINATING DEPARTMENT:** Homeless Housing Innovations

**CONTACT/PHONE NUMBER:** Lisa Jones (619) 578-7696

**REQUESTED ACTION:**

Recommend that the Housing Authority of the City of San Diego authorize the President & Chief Executive Officer of the San Diego Housing Commission, to execute initial operating agreements with two one-year options to renew with Alpha Project for the Homeless to operate the City of San Diego's Bridge Shelter located at 1501 Newton Avenue, San Diego, 92113 and Father Joe's Villages to operate the City of San Diego's Bridge Shelter located at 202 C Street, for the initial term of July 1, 2020, through June 30, 2021; execute an initial operating agreement for a six-month term with Veteran's Village of San Diego using a sole source procurement process to operate the City of San Diego's Bridge Shelter located at a location determined by City of San Diego; execute the first of two one-year options to renew with Alpha Project for the Homeless to operate the City of San Diego's Bridge Shelter located at 1710 Imperial Avenue, San Diego, 92101; and exercise the second option to renew the Memorandum of Understanding between the City of San Diego and the San Diego Housing Commission for the oversight and administration of the City's Bridge Shelters.

**EXECUTIVE SUMMARY OF KEY FACTORS:**

- The proposed actions referenced in this report will allow the Housing Commission to enter into the Agreements with Alpha Project, Father Joe's Villages (FJV) and Veterans Village of San Diego (VVSD) in amounts referenced within this report to provide for the continued operations of the City's Bridge Shelters.
- The four Bridge Shelter programs will provide bridge housing year-round (365 days per year) in alignment with Housing First principles, for up to 941 persons experiencing homelessness in the City.
- The programs will provide safe, low-barrier, bridge housing, as well as stabilization and supportive services, to prepare persons experiencing homelessness for the most appropriate longer-term or permanent housing interventions.
- The City of San Diego will fund these Bridge Shelter programs with City funds in the total amount of \$15,917,573.02.



## REPORT

**DATE ISSUED:** June 4, 2020

**REPORT NO:** HCR20-048

**ATTENTION:** Chair and Members of the San Diego Housing Commission  
For the Agenda of June 12, 2020

**SUBJECT:** Approval of the Fiscal Year 2021 Operating Agreements for the City of San Diego Bridge Shelters Located at 1501 Newton Avenue, San Diego, 92113; 202 C Street, San Diego, 92101; 2801 ½ Sports Arena Boulevard, San Diego, 92110; and 1710 Imperial Avenue, San Diego, 92101; and Approval of a Memorandum of Understanding Between the City of San Diego and the San Diego Housing Commission for the Oversight and Administration of the City's Bridge Shelters

**COUNCIL DISTRICT:** Citywide

### **REQUESTED ACTION:**

Recommend that the Housing Authority of the City of San Diego (Housing Authority) authorize the President & Chief Executive Officer of the San Diego Housing Commission (Housing Commission), or designee, to execute operating agreements, with two one-year options to renew, with Alpha Project for the Homeless to operate the City of San Diego's Bridge Shelter located at 1501 Newton Avenue, San Diego, 92113 and Father Joe's Villages to operate the City of San Diego's Bridge Shelter located at 202 C Street, for the initial term of July 1, 2020, through June 30, 2021; execute an initial operating agreement for a six-month term with Veteran's Village of San Diego, using a sole source procurement process, to operate the City of San Diego's Bridge Shelter located at an interim site location as designated by the City of San Diego; execute the first of two one-year options to renew with Alpha Project for the Homeless to operate the City of San Diego's Bridge Shelter located at 1710 Imperial Avenue, San Diego, 92101; and that the Housing Authority and San Diego City Council approve the Memorandum of Understanding between the City of San Diego and the San Diego Housing Commission for the oversight and administration of the City's Bridge Shelters.

### **STAFF RECOMMENDATION**

That the San Diego Housing Commission (Housing Commission) recommend that the Housing Authority of the City of San Diego (Housing Authority) and the San Diego City Council (City Council) take the following actions:

#### **Housing Authority:**

- 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, 92113, or alternative locations as designated by the City of San Diego (City), on terms and conditions as set forth in the agreement (Alpha Newton Agreement), as it may be amended upon advice of the San Diego Housing Commission's (Housing Commission) General Counsel; 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 the Housing Commission, and the appropriation of said funds by the City;

- 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, 92101, or alternative locations as designated by the City, on terms and conditions as set forth in the agreement (FJV Agreement), as it may be amended upon advice of the Housing Commission's General Counsel; 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 the Housing Commission, and the appropriation of said funds by the City;
- 3) Approve a six-month operating agreement with Veterans 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 the Housing Commission 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 the Housing Commission's General Counsel; and authorize the execution of an agreement with VVSD 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 the Housing Commission, contingent upon the appropriation of said funds by the City of San Diego;
- 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, 92101, or alternative locations as designated by the City, on terms and conditions as set forth in the agreement (Alpha Imperial Agreement), as it may be amended upon advice of General Counsel of the San Diego Housing Commission (Housing Commission); 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 the Housing Commission, and the appropriation of said funds by the City;
- 5) Authorize the Housing Commission'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 the Housing Commission'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 agreements, if necessary, without further action by the Housing Commission Board of Commissioners (Board), but only if and to the extent that funds are determined to be available for such purposes; and

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

**City Council:**

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

**SUMMARY**

The Housing Commission administers the contracts for the City of San Diego's (City) Bridge Shelter Programs based on an MOU between the Housing Commission and the City that first took effect on November 14, 2017. A renewal of the MOU between the City and the Housing Commission through June 30, 2019, was approved by the Housing Commission Board on May 4, 2018, and by the Housing Authority and City Council on May 22, 2018. A renewal of the MOU between the City and the Housing Commission through June 30, 2020, was approved by the Housing Commission Board on May 3, 2019, and the Housing Authority and City Council on June 11, 2019.

Upon the execution of the HHAP MOU between the City and the Housing Commission, the proposed actions referenced in this report will allow the Housing Commission to enter into the Agreements with Alpha Project, FJV and VVSD in amounts referenced within this report to provide for the continued operations of the Bridge Shelters located at 1501 Newton Avenue; 1710 Imperial Avenue; 202 C Street; and 2801 ½ Sports Arena Boulevard respectively; allow for the initial operating term and subsequent option terms, not to exceed two years, for the Bridge Shelters located at 1501 Newton Avenue and 202 C Street; , and allow for the continued operations for the Bridge Shelter located at 1710 Imperial Avenue for a one-year renewal term, and for the Bridge Shelter located at 2801 ½ Sports Arena Boulevard, for no more than a six-month term, through December 31, 2020, contingent upon the appropriation of funds by the City of San Diego.

Execution of the operator agreements as set forth in this report is contingent on the execution and approval of HHAP MOU between the City and the Housing Commission. All HHAP grant terms will be included in the operator agreements.

**PROGRAM OVERVIEW**

The City of San Diego's Bridge Shelters located at 1501 Newton Avenue, San Diego, CA 92113; 202 C Street, San Diego, CA 92101; 2801 ½ Sports Arena Boulevard, San Diego, CA 92110; and 1710 Imperial Avenue, San Diego, CA 92101, will provide bridge housing year-round (365 days per year) in alignment with Housing First principles, for up to 941<sup>1</sup> persons experiencing homelessness in the City. The programs will provide safe, low-barrier, bridge housing, as well as stabilization and supportive services, to prepare persons experiencing homelessness for the most appropriate longer-term or permanent housing interventions, contributing to the regional goals of ensuring instances of homelessness are rare, brief and non-recurring. The programs operated by Alpha Project will serve

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<sup>1</sup> Total bed capacity per shelter may change based on future and/ or ongoing social distancing requirements issued by County of San Diego Department of Public Health. Any reduction in the approved budget due to changes in bed capacity will be reflected through administrative amendments to the budget. Note that this would not be a one-for-one reduction in costs, as some economies of scale may be lost in a reduced bed capacity scenario.

single adults experiencing homelessness. The program operated by FJV will serve single adult women, families with children, and transitional-aged youth (TAY). The program operated by VVSD will serve veterans.

### Operator Experience

Alpha Project is a well-established homeless service provider with more than 20 years of experience meeting the needs of individuals and families experiencing homelessness. The organization has evolved over that time to keep pace with best practices, following nationwide models. Through its array of housing and supportive services, Alpha Project serves more than 4,000 men, women and children on an annual basis. The organization follows a Housing First model, which recognizes the need to provide housing and shelter without preconditions, in conjunction with the provision of supportive services. Alpha Project has been serving families experiencing homelessness since 1995 through permanent supportive housing programs, and in the past several years, through federally funded rapid rehousing programs. They also have many years of experience in successfully operating several shelters, including the City of San Diego's Winter Shelter from Fiscal Year 2010 to Fiscal Year 2015, the City of San Diego's temporary campground that was opened during the fall of 2017 in response to the City's health crisis, and the City of San Diego's Bridge Shelter program for flexible populations, which opened in November 2019 and serves 139 individuals daily. Alpha Project also currently operates the Bridge Shelter program for single adults, located at 1501 Newton Avenue, San Diego, 92113, which opened in December 2017 and serves 324 individuals daily. In addition to its portfolio of interim shelters, rapid rehousing and permanent supportive housing programs, Alpha Project coordinates a variety of services for its clients, including substance abuse treatment, employment readiness and placement, transportation assistance and healthcare, and has developed innovative programs that support persons with lived experience to engage with the local community, and provide peer-to-peer outreach through their Wheels of Change and Take Back the Streets programs.

FJV has empowered individuals and families experiencing homelessness and poverty to achieve self-sufficiency for 70 years. As one of San Diego's largest residential homeless service providers, FJV houses more than 2,000 persons daily and typically serves more than 14,000 individuals per year. Housing solutions offered by FJV include transitional housing, rapid rehousing, interim housing, permanent supportive housing and affordable housing. FJV currently operates the Day Center for Homeless Adults located at 17<sup>th</sup> and Imperial in the East Village neighborhood of Downtown San Diego, the Bridge Shelter for single adult women, families with children, and TAY at 202 C Street, San Diego, CA 92101, a TAY rapid rehousing program, Interim Shelter beds at the Paul Mirabile Center located on their main campus in East Village, a permanent supportive housing program, and part of the City of San Diego's Inclement Weather Shelter program. FJV provides for the basic services to meet the most fundamental needs of clients while also generating opportunities for engagement toward housing stability. The organization follows a Housing First model, which recognizes the need to provide housing and shelter without preconditions, in conjunction with the provision of supportive services to ensure low-barrier entry into housing programs.

VVSD has served the veteran population since 1981 and offers a full range of comprehensive, innovative services for military veterans, including appropriate housing solutions, homeless court, employment and training, rehabilitation and mental health services. Each year VVSD provides services to more than 3,000 veterans throughout the County of San Diego. VVSD offers housing option to veterans who are homeless or at imminent risk of becoming homeless. Housing options include permanent supportive housing, bridge housing, and transitional housing, each solution including case

management and supportive services. VVSD has adapted program models to incorporate national best practices and the Housing First model into housing and delivery of services. VVSD coordinates the annual “Stand Down” event, three-day, two-night intervention program supporting more than 800 veterans experiencing homelessness and their families. The event is supported by more than 3,000 volunteers and more than 150 service providers.

### *Program Design*

The Bridge Shelters will provide persons who are experiencing homelessness and have not been successfully diverted from the homeless assistance system with bridge housing, emergency shelter and diverse on-site supportive services, including but not limited to, stabilization and housing relocation services.

The Bridge Shelters will utilize trauma-informed care, motivational interviewing, and a harm reduction model, which does not require sobriety but addresses heavy drinking and/or drug use and its consequences. The system design will effectively serve participants in a welcoming and solutions-focused environment. All services will be easily accessible and evaluated for effectiveness on a regular basis.

Alpha Project, FJV and VVSD will adhere to all Regional Task Force on the Homeless (RTFH) performance standards and requirements, including recommendations from the RTFH regional planning process for creation of a Homeless Crisis Response System.

The Bridge Shelters will participate in the Coordinated Entry System (CES) as appropriate and as established by RTFH community standards and policies.

### ***Program Components***

- 1) Housing First program with low barriers to entry and operations;
- 2) Housing-focused program that aims to resolve clients’ homelessness as quickly as possible while meeting clients’ basic needs;
- 3) Participate in intakes, screenings, assessments and case conferencing or other integral components of CES as appropriate and established by RTFH community standards and policies;
- 4) Access to case management services, including but not limited to:
  - a) A formal intake and move-in process, as defined by program policies and procedures;
  - b) Self-sufficiency needs assessment, as established by the Contractor based on best practices for the population served, or as established by RTFH community standards and policies;
  - c) Development of client housing plan, including stabilization strategies and client goals and objectives;
  - d) Coordination with and referrals to County, State, and Federal programs, as well as nonprofits and social service agencies, as appropriate, including an area where supportive services and permanent housing staff from partner agencies can connect with clients;

- e) Assistance in locating safe and affordable permanent or other longer-term housing opportunities for clients, including determining diversion opportunities or housing interventions outside of CES;
  - f) Assistance with housing applications and supportive and subsidized housing paperwork; and
  - g) Advocacy for clients with prospective landlords.
- 5) Basic Services, including but not limited to:
- a) Appropriate 24-hour residential services and staffing;
  - b) A maximum of 324 beds at the Newton Avenue site and 288 beds at the C Street site for persons experiencing homelessness in a temporary sprung structure and a brick-and-mortar building, respectively, that demonstrate compliance with all permitting and regulatory requirements; any adjustments to the bed count must be approved by the Housing Commission and the City, and be in compliance with all permitting and regulatory requirements;
  - c) At least two meals per day;
  - d) Showers, wash stations, restrooms, laundry facilities, and belongings storage for clients, in an environment compliant with the Americans with Disabilities Act (ADA);
  - e) Routine operating supplies, including but not limited to hygiene products;
  - f) Telephone access and message services, including an ADA-compliant telephone as supplied by the Commission;
  - g) Janitorial and routine maintenance services;
  - h) Waste removal and disposal services;
  - i) Regularly laundered linens;
  - j) Access to testing for communicable diseases provided directly by the City or County of San Diego (including but not limited to Hepatitis A); and
  - k) Any other services as set forth in the Budgets attached to the respective Agreements.
- 6) Quarterly collection of client satisfaction data and quarterly reporting to the Housing Commission, summarizing how client satisfaction data was collected during the reporting period, the assessment of the data, and how the findings were incorporated into service delivery and program design.

### General Standards

Alpha Project, VVSD and FJV will:

- Maintain a Community Engagement/Good Neighbor Plan for the area surrounding their respective program sites;
- Provide quarterly reporting to the Housing Commission on community engagement efforts, as described in Contractor's Community Engagement/Good Neighbor Plan;

- Designate a point-of-contact who is available at all times to address issues that may arise at the respective program sites and coordinate security issues with SDPD;
- Conduct outreach and engagement efforts in the geographic locations where individuals and families experiencing homelessness reside in the City;
- Provide 24-hour security and site control to ensure a safe environment at the respective program sites for clients, volunteers and others who may come in contact with the program;
- Report all critical incidents to the Housing Commission as soon as possible, but no more than 24 hours after the incident occurred;
- Maintain an emergency preparedness plan, and provide a copy of the plan to the Housing Commission;
- Participate in CES as established by RTFH;
- Support the efforts of the RTFH and the Youth Homelessness Demonstration Program Coordinated Community Plan, to provide more accessibility to mainstream programs for Transitional Age Youth (TAY) experiencing homelessness;
- Participate in and utilize the 2-1-1 database, Community Information Exchange, to the maximum extent possible that aligns with the program's objectives and services and is appropriate for the model of service delivery;
- Actively participate in compliance and performance monitoring and improvement activities required by the Housing Commission;
- Participate in any Housing Focused Shelter training provided by the Housing Commission or RTFH as directed by the Housing Commission;
- Maintain appropriate policies and procedures for Bridge Shelter operations, including intake and low-barrier guidelines for community living, which will be displayed on-site at all times, and various means for participants to provide feedback to and input into the shelter;
- Enter and maintain data in the RTFH-approved Homeless Management Information System (HMIS), comply with the HMIS Policies and Procedures in effect during the period of this Agreement, including those for data collection, data entry, data quality, and standards for missing data, incomplete data, and timeliness of data entry;
- Maintain a written drug and alcohol free policy for staff that is posted/displayed at the respective program sites at all times, which will include and describe the disciplinary action to result from the illegal use, consumption, distribution, and/or possession of drugs and/or alcohol; and
- Administering contracts with a third-party vendor for the provision of showers, hand washing stations, restrooms, and laundry facilities as well as the daily cleaning and ongoing maintenance of these items.

Property Management

Alpha Project, VVSD and FJV will:

- Maintain a secure and healthful environment for delivery of all services;
- Provide for site control, prompt maintenance and repair, utilities, security, janitorial services, and waste removal and disposal; and



- Maintain a fire escape emergency plan, fire watch, and comply with Fire Marshal inspections and recertifications as needed.

The City is the lessee of the Newton Avenue program site.

- Alpha Project may be required to execute a tenancy agreement with the City, setting forth all of Alpha Project's maintenance and repair obligations and any other responsibilities related to site control, if and to the extent required by the City.
- Other and further obligations as are set forth in the Scope of Work referenced in the final contract.

The City is the owner of the C Street program site.

- FJV may be required to execute a tenancy agreement with the City, setting forth all of FJV's maintenance and repair obligations and any other responsibilities related to site control, if and to the extent required by the City.
- Other and further obligations as are set forth in the Scope of Work referenced in the final contract.

VVSD will:

- Maintain a secure and healthful environment for delivery of all services;
- Provide for site control, prompt maintenance and repair, utilities, security, janitorial services, and waste removal and disposal; and
- Maintain a fire escape emergency plan, fire watch, and comply with Fire Marshal inspections and recertifications as needed

The City is the lessee of the program site.

- VVSD may be required to execute a tenancy agreement with the City, setting forth all of VVSD's maintenance and repair obligations and any other responsibilities related to site control, if and to the extent required by the City.
- Other and further obligations as are set forth in the Scope of Work referenced in the final contract.

### **CONTRACT SELECTION PROCESS**

On January 24, 2020, the Housing Commission issued a Request for Proposals (RFP) for the operation of the Bridge Shelter located at 1501 Newton Avenue and an RFP for the operation of the Bridge Shelter located at 202 C Street, seeking contractors to operate the Shelters. Both RFPs were posted and made available for download on the PlanetBids website through both the Housing Commission and the City's portals. Through the PlanetBids system, 106 vendors were notified. A pre-proposal meeting was held on January 30, 2020. Representatives from two agencies were in attendance.

At the RFP closing February 21, 2020, 1 proposal was received for each RFP. Subsequent to the closing, a responsiveness review was conducted with all proposals determined to be responsive. A source selection committee evaluated, scored and ranked the responses based on the following criteria: Operations and Supportive Services, Program Concept and Case Management Plan, Organizational Experience and Capacity, Community Considerations and Projected Costs. After

a comprehensive review and consideration, the selection committee recommended the Housing Commission enter into negotiations and subsequently award the contracts to Alpha Project and FJV. If the Housing Authority approves, the contracts will be executed.

The Housing Commission requests to award the six-month contract to VVSD using a non-competitive process to continue operating the City's Bridge Shelter located at 2801 ½ Sports Arena Boulevard, San Diego, 92110. A sole source justification process was also utilized in Fiscal Year 2018 when VVSD was awarded the contract to operate the Veteran Bridge Shelter following the declaration of a local health emergency due to a threat to public health caused by the spread of the Hepatitis A virus. The sole source was justified in part due to an FY 2015 contract awarded to VVSD to operate a Housing Our Heroes Project after it successfully responded to an RFP issued by SDHC. VVSD operated the program through its sunset on October 31, 2018, and performed per contract requirements. Staff thus requested a sole source contract with VVSD to operate the Veteran Bridge Shelter based on that procurement as a prudent and justified procurement method due to the fact that procurement of said services would potentially cause unnecessary delay and perpetuate the Hepatitis A infection among homeless populations. The request was approved by both the Housing Commission Board and Housing Authority, and the contract was awarded in accordance with the Housing Commission's Statement of Procurement Policy Section 14.2.

The sole source procurement process will be utilized again due to the pending sale of the property, owned by the United State Navy, where the Veteran Bridge Shelter is located. The timing of the need to transition from the Navy property to a new site remains undetermined. Since the shelter at its current location is not anticipated to continue beyond December 31, 2020, at the latest, Housing Commission staff have determined the most appropriate approach to awarding the contract is a sole source procurement process to continue operations, mitigate potential service gaps, and ensure no unnecessary disruption for clients. Moreover, VVSD has performed per contract requirements in the operation of the Veteran Bridge Shelter. VVSD follows a Housing First model, which recognizes the need to provide housing and shelter without preconditions, in conjunction with the provision of supportive services to ensure low-barrier entry into housing programs.

A procurement process is not required for the Bridge Shelter located at 1710 Imperial Avenue since the contract was previously award to Alpha Project to operate the Bridge Shelter and is undergoing a renewal process to exercise the first of two one-year option to renew.

### **AFFORDABLE HOUSING IMPACT**

As San Diegans continue to live in a City-declared housing emergency "shelter crisis," the need for immediate housing assistance is critical to the well-being of community members. The Bridge Shelters serve this purpose by providing bridge housing and emergency shelter services to persons experiencing homelessness. Participants in this program represent some of San Diego's most vulnerable citizens, as 100 percent of participants are homeless, with low-to-moderate incomes.

### **FISCAL CONSIDERATIONS**

The City of San Diego will fund these Bridge Shelter programs with City funds in the total amount of \$15,917,573.02. The funding sources for FY2021 will be City General Funds for VVSD, and Homeless

Housing, Assistance, and Prevention Program (HHAP) funds for Alpha (Newton and Imperial) and FJV Bridge Shelters. The allocation of HHAP funds as set forth herein will occur upon execution of an MOU transferring HHAP funds and obligations under the grant agreement to the Housing Commission.

Upon the approval and execution of the HHAP MOU, the table below provides an overview of the funding allocations:

Operator	FY 2021	FY 2022*	FY 2023*
Alpha Project (Newton)	\$6,403,714.32	\$6,403,714.32	\$6,403,714.32
FJV	\$4,747,087.40	\$4,747,087.40	\$4,747,087.40
VVSD* (6 months)	\$1,955,443.05		
Alpha Project (Imperial)	\$2,811,328.25	\$2,811,328.25	\$2,811,328.25
<b>TOTAL</b>	<b>\$15,917,573.02</b>	<b>\$13,962,129.97</b>	<b>\$13,962,129.97</b>

\*It is anticipated that the City will commit state Homeless Housing, Assistance, and Prevention Program (HHAPP) funding toward future option year renewals. Option years will be exercised contingent upon the appropriation of said funds by the City for that purpose.

**EQUAL OPPORTUNITY/CONTRACTING**

Alpha Project, FJV and VVSD are local nonprofits. As nonprofits, Alpha Project, FJV and VVSD are not subject to the requirement to submit a Workforce Report.

**PREVIOUS COUNCIL and/or COMMITTEE ACTION**

On December 10, 2019, the Housing Authority authorized the sixth amendment to the MOU to expand the Bridge Shelter for Families and Single Women, located at Golden Hall at 202 C Street, San Diego, 92101, and to allocate funds to provide services to transitional-aged youth at the Golden Hall Bridge Shelter (Resolution No. HA-1838).

On October 15, 2019, the Housing Authority approved a one-year operating agreement with Alpha Project and two options to renew the Agreement to operate a fourth Bridge Shelter located at 1710 Imperial Avenue, San Diego, 92101. The MOU for oversight and administration of the City’s Bridge Shelter program was amended to include the new City of San Diego Bridge Shelter located at 1710 Imperial Avenue, San Diego, 92101 (Resolution No. HA-1835).

The most current renewal of the MOU for oversight and administration of the Bridge Shelters from July 1, 2019, through June 30, 2020, was approved by the Housing Authority (Resolution HA-1817) and City Council (Resolution R-312514) on June 11, 2019. This resolution included a fourth amendment to provide for continued operations of the Women and Family Program at Golden Hall, 202 C Street, San Diego, CA 92101.

### **KEY STAKEHOLDERS and PROJECTED IMPACTS**

Stakeholders for this project include: shelter residents and Alpha Project and FJV as the sub-recipients administering the Bridge Shelter programs. The programs are expected to have a positive impact on the community as it will provide shelter and services to 612 persons otherwise experiencing homelessness.

### **ENVIRONMENTAL REVIEW**

Based on funding sources, the Environmental Reviews for the Bridge Shelters are as follow:

#### **Bridge Shelter for Families and Single Women (Father Joe's Villages):**

This project is not subject to CEQA pursuant to California Government Code section 8698.4, which provides that actions taken by a city to lease, convey, or encumber land owned by a city, or to facilitate the lease, conveyance, or encumbrance of land owned by the local government for, or to provide financial assistance to, a homeless shelter is not subject to CEQA. In addition, this activity is not subject to CEQA pursuant to Section 15060(c)(2) because the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment. Since there are no federal funds being used for this action, National Environmental Policy Act environmental clearances are not required at this time.

#### **Bridge Shelters for Single Adults (Alpha Project) and Bridge Shelter for Veterans (VVSD):**

The activities described in the report are not a project as defined in California Environmental Quality Act (CEQA) Section 15378(b)(5) as they are administrative activities of government that will not result in direct or indirect physical changes in the environment and, therefore, are not subject to CEQA pursuant to Section 15060(c)(3) of the State CEQA Guidelines. Nevertheless, they would be categorically exempt under multiple separate provisions of CEQA, including Section 15301 for existing facilities involving negligible or no expansion of the existing use. This determination is not appealable and a Notice of Right to Appeal the Environmental Determination (NORA) is not required. A final reservation of federal funds shall occur only upon satisfactory completion of a National Environmental Policy Act (NEPA) review. A preliminary determination has defined the activities contemplated herein, including operation of the facility, to be categorically excluded from NEPA pursuant to Section 58.35(b)(2) and 93) and exempt per Section 58.34(a)(3) and (4) of Title 24 of the Code of Federal Regulations. The parties agree that the provision of any federal funds to the project is conditioned on the City of San Diego's final NEPA review and approval.

#### **COVID-19 Operations**

Activities described in the report relating to temporary operations at alternative sites in response to the COVID-19 pandemic are exempt from CEQA pursuant to CEQA Guidelines Sections 15269(c) (Emergency Projects) and 15359 (Emergency). This action is necessary to prevent or mitigate an emergency, and is also necessary to address a sudden and unexpected occurrence involving a clear and imminent danger, demanding immediate action to prevent or mitigate the loss of, or damage to, life, health, property, or essential public services related to the novel coronavirus – COVID-19 pandemic. The COVID-19 pandemic, if left unaddressed, will result in an immediate short-term public health crisis, and this action is necessary to prevent or mitigate loss of life, health, and essential public services. The action involves immediate action necessary to provide social distancing within the City's homeless facilities necessary to mitigate the COVID-19 pandemic.

The Amendment to the Memorandum of Understanding Between the City of San Diego and the San Diego Housing Commission for the oversight and administration of the City's Bridge Shelters and Other Actions Related to Operation of the Bridge Shelters located at 1501 Newton Avenue and 202 C Street

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are exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3) (Common Sense) which states that CEQA applies only to projects that have the potential for causing a significant effect on the environment. The Common Sense Exemption is applicable where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment. This would not, on its own accord, cause a significant effect on the environment.

Respectfully submitted,



Lisa Jones  
Senior Vice President  
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Approved by,



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Docket materials are available online in the "Governance & Legislative Affairs" section of the San Diego Housing Commission website at [www.sdhc.org](http://www.sdhc.org).