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San Diego Housing Commission (SDHC)  
City of San Diego Sprung Structure Shelter  
Presentation to the SDHC Board of Commissioners  
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# City of San Diego Sprung Structure Shelter Background

- SDHC administers agreements for the City of San Diego's (City) Homeless Shelters and Services Programs
  - Memorandum of Understanding (MOU) between SDHC and the City of San Diego (City) first took effect on July 1, 2010.
- SDHC and the City entered into a separate MOU for the administration and operation of the City's Bridge Shelter Programs.
  - Current Bridge Shelter MOU will expire on June 30, 2023.
- The Sprung Shelter program supports the Community Action Plan on Homelessness for the City of San Diego (Action Plan)
  - The Action Plan identifies shelter interventions as critical entry points to the City's Crisis Response System and necessary to facilitate permanent housing placements.



# City of San Diego Sprung Structure Shelter

## Introduction

- The new program aligns with core objectives of the Community Action Plan on Homelessness for the City of San Diego:
  - Increase Crisis Response Beds
  - Increased Access to Behavioral Health Resources
  - Cross-Jurisdictional Collaboration
- The program is a partnership between the City of San Diego, County of San Diego, SDHC and the Lucky Duck Foundation.
  - County of San Diego: Program Site, Site Improvements, Utilities, Supportive Services
  - Lucky Duck Foundation: Sprung Structure, Shelter Construction
  - City of San Diego: Funding for Program Operations and services, On-site Facilities
  - SDHC: Program Operations and Administration
- Service model focuses on service coordination and supportive services to transition clients to the most appropriate next step in their stabilization pathway, including interventions such as interim shelter, substance use disorder treatment and/or other housing resources.



# City of San Diego Sprung Structure Shelter Introduction (Continued)

- Collaborative Service Approach:
  - In addition to the standard portfolio of shelter services, this program will provide access to on-site behavioral healthcare assessments, care coordination and connections to a variety of community resources made available through the County Behavioral Health Services Department.
  - If approved, the proposed actions will allow SDHC to enter into an agreement with Alpha Project for operations of the Sprung Structure Program at 3851 Rosecrans, San Diego, CA 92110 for an initial operating term of 13 months (June 1, 2022 – June 30, 2023), with two one-year options to renew.



# City of San Diego Sprung Structure Shelter Program Overview

- The program will provide shelter and wraparound services, utilizing practices aligned with harm reduction and trauma-informed principles, including but not limited to:
  - Diverse on-site supportive services, including but not limited to, care coordination and stabilization services, linkage to community resources for medical care, longer-term shelter or housing options and, when possible, permanent housing resources.
  - County of San Diego Behavioral Health-contracted services provider to be co-located on-site to provide behavioral health assessments/mental health screenings and care coordination.
  - Service Model: 24/7 Client Intake and Enrollment, Client Housing Status Assessment, Care Coordination and Neighborhood-based Engagement Activities
- The program will operate 24 hours a day, seven days a week, with a maximum capacity of 150 beds.



# City of San Diego Sprung Structure Shelter Service Model

- Engagement Activities in Surrounding Neighborhood
  - Re-engaging prior Program Clients who have exited the Program to offer a return to shelter or provide transportation resources to the Program Client's prior preferred location;
  - Determining diversion opportunities;
  - Addressing basic needs, including but not limited to, access to food, clothing, and safety;
  - Providing access to shelter, through participation in the Coordinated Shelter Intake process;
  - Providing access or referrals to medical care, transportation, mental health care, substance abuse treatment and street-based case management as quickly as possible, when appropriate.
- Community Engagement
  - Methodologies for maintaining a clean and safe environment;
  - Strategies for building positive relationships with the surrounding community/neighborhood, and proactively addressing potential or actual community concerns;
  - Providing opportunities for electronic and/or written community feedback; and
  - Demonstrating community input has been reviewed and incorporated into operations plan, as appropriate.



# City of San Diego Sprung Structure Shelter Service Model (Continued)

Basic shelter services, including but not limited to:

- Appropriate 24-hour residential services and staffing
- A minimum of three meals per day in compliance with all applicable health and safety regulations
- Showers, wash stations, restrooms and laundry facilities,
- Routine operating and client supplies, including but not limited to hygiene products, basic first aid supplies, and cleaning supplies
- Telephone access and message services
- Regularly laundered linens
- Referrals to partner agencies for additional services
- Assistance in obtaining permanent or longer term-housing interventions.



# City of San Diego Sprung Structure Shelter COVID-19 Mitigating Practices

- Compliance with all local, state and federal public health orders
- Alignment with guidance from U.S. Department of Housing and Urban Development and the Centers for Disease Control and Prevention
  - Preventing & Managing the Spread of Infectious Disease for People Experiencing Homelessness
  - Preventing & Managing the Spread of Infectious Disease within Encampments
  - Interim Guidance for Homeless Service Providers to Plan and Respond to Coronavirus Disease 2019
- Personal Protective Equipment for both clients and staff
- Screening/Isolation Procedures
  - Universal Screening Tool
  - Partnerships with primary care providers





# City of San Diego Sprung Structure Shelter Contractor Selection Process

- March 4, 2022: SDHC issued a Request for Proposal (RFP) seeking an operator for the City of San Diego Sprung Structure Program.
- RFP was posted and made available for download on the PlanetBids website through both SDHC's and the City of San Diego's portals.
  - 910 notifications were sent through the PlanetBids system.
  - 20 prospective bidders downloaded the solicitation.
- March 25, 2022: RFP closing date
  - Alpha Project was the sole respondent.
- Selection committee evaluated, and scored the response.
  - Alpha Project proposal was deemed a responsive and qualified response and was recommended for award by the evaluation committee



# City of San Diego Sprung Structure Shelter Operator Experience – Alpha Project

- More than 20 years of experience serving individuals and families experiencing homelessness.
- Serves more than 4,000 men, women and children annually.
- Operated over 600 beds at the San Diego Convention Center as part of Operation Shelter to Home.
- Operates City of San Diego Bridge Shelter for Single Adults at 16<sup>th</sup> & Newton, 17<sup>th</sup> & Imperial and the City of San Diego Harm Reduction Shelter.



*Operation Shelter to Home  
San Diego Convention Center  
May 28, 2020*



## City of San Diego Sprung Structure Shelter Operator Experience (Continued)

- Alpha Project was recently selected to operate the City of San Diego's first harm reduction shelter in collaboration with the County of San Diego to serve adults experiencing homelessness and substance use or co-occurring conditions.
- Alpha Project's portfolio of programs includes:
  - Street-Based Case Management
  - Interim/Bridge Shelters
  - Permanent Supportive Housing
  - Rapid Rehousing
  - Residential Treatment Programs
  - Employment Services
  - Peer Support Services



# City of San Diego Sprung Structure Shelter Fiscal Year 2023 Operating Agreement

- Initial Operating Term: June 1, 2022, through June 30, 2023
- Operating cost for the initial contract term: \$4,844,331
- Anticipated funding source is General Funds (American Rescue Plan Act) and Homeless Housing, Assistance and Prevention Program funds and will be determined through the City's Fiscal Year 2023 budgeting process.
- Future contract terms will be exercised upon the appropriation of funds by the City for this purpose.

FUNDING BY USE	INITIAL TERM (June 1, 2022 – June 30, 2023)
Operator Agreement	\$4,569,331
Start-Up Expense	\$275,000
<b>TOTAL</b>	<b>\$4,844,331</b>



# City of San Diego Sprung Structure Shelter Staff Recommendations

## That the SDHC Board of Commissioners take the following actions:

- 1) Authorize SDHC to enter into an agreement with Alpha Project in the amount of \$4,844,331 for an initial 13-month term from June 1, 2022, through June 30, 2023, with two one-year options for renewal, contingent on the City of San Diego making funds available for that purpose in its annual fiscal year budgeting process, and the continuance or extension of the Memorandum of Understanding (MOU) with City of San Diego for oversight and administration of the Bridge Shelter programs to provide shelter and services for persons experiencing at the City of San Diego's Sprung Structure Shelter at 3851 Rosecrans St, San Diego, CA 92110. The funding sources for the initial operating term are expected to consist of City of San Diego General Fund and Homeless Housing, Assistance and Prevention Program (HHAP) funds.



## City of San Diego Sprung Structure Shelter Staff Recommendations (Continued)

- 2) Authorize SDHC's Interim 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, are submitted to each Housing Commissioner in advance of approval for the designee to sign.
  
- 3) Authorize SDHC's Interim 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 Housing Commission Board or the Housing Authority, but only if and to the extent that funds are determined to be available for such purposes.



## Questions & Comments

