



EXECUTIVE SUMMARY

HOUSING COMMISSION EXECUTIVE SUMMARY SHEET

MEETING DATE: June 10, 2022

HCR22-070

SUBJECT: Approval of the Contract between the San Diego Housing Commission and Father Joe's Villages to Operate the City of San Diego Bridge Shelter at Golden Hall located at 202 C Street, San Diego, CA 92101

COUNCIL DISTRICT: Citywide

ORIGINATING DEPARTMENT: Homeless Housing Innovations Division

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

REQUESTED ACTION:

Approve an operating agreement with Father Joe's Villages in the amount of \$10,458,046 for a one-year term, from July 1, 2022, through June 30, 2023, with two one-year options for renewal, for the operation of the City of San Diego Bridge Shelter at Golden Hall, contingent on the City of San Diego making funds available for that purpose in its annual fiscal year budgeting process and on the continuance or extension of the Memorandum of Understanding (MOU) with City of San Diego for oversight and administration of the Bridge Shelter programs (current MOU, inclusive of option years, ends June 30, 2023).

EXECUTIVE SUMMARY OF KEY FACTORS:

- The Housing Commission administers some agreements for the City of San Diego's (City) Homeless Shelters and Services Programs based on a Memorandum of Understanding (MOU) between the Housing Commission and the City.
- The Housing Commission and City entered into a separate MOU for the administration and operation of the City's Bridge Shelter Programs.
- The proposed actions would allow the Housing Commission to enter into an agreement with Father Joe's in the amounts referenced in this report to provide for the operation of the Bridge Shelter at Golden Hall Program (Program) for a period of one year, 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 Bridge Shelter MOU.
- Through the Program, Father Joe's will provide shelter, housing-focused case management, and basic needs support for up to 534 individuals at any given time experiencing homelessness in the City of San Diego.
- The Program will prioritize the most vulnerable individuals/households living in the City, including individuals/households who may live in places not intended for human habitation
- It is anticipated that the City of San Diego will commit \$10,458,046 in Homeless Housing, Assistance and Prevention (HHAP) funds for operations in Fiscal Year 2023.



REPORT

DATE ISSUED: June 2, 2022

REPORT NO: HCR22-070

ATTENTION: Chair and Members of the San Diego Housing Commission
For the Agenda of June 10, 2022

SUBJECT: Approval of the Contract between the San Diego Housing Commission and Father Joe's Villages to Operate the City of San Diego Bridge Shelter at Golden Hall located at 202 C Street, San Diego, CA 92101

COUNCIL DISTRICT: Citywide

REQUESTED ACTION:

Seven-day advance notice of San Diego Housing Commission hearing of the following matter has been provided to the Housing Authority Members pursuant to the provisions of San Diego Municipal Code Section 98.0301(e)(4)(B).

Approve an operating agreement with Father Joe's Villages in the amount of \$10,458,046 for a one-year term, from July 1, 2022, through June 30, 2023, with two one-year options for renewal, for the operation of the City of San Diego Bridge Shelter at Golden Hall, contingent on the City of San Diego making funds available for that purpose in its annual fiscal year budgeting process and on the continuance or extension of the Memorandum of Understanding (MOU) with City of San Diego for oversight and administration of the Bridge Shelter programs (current MOU, inclusive of option years, ends June 30, 2023).

STAFF RECOMMENDATION

That the San Diego Housing Commission (Housing Commission) Board of Commissioners (Board) take the following actions:

- 1) Authorize the Housing Commission to enter into an agreement with Father Joe's Villages (Father Joe's) in a pro-rated amount of \$10,458,046 for an initial one-year term, from July 1, 2022, through June 30, 2023, with two one-year options for renewal to provide shelter and services for persons experiencing homelessness at the City of San Diego's Bridge Shelter at Golden Hall at 202 C Street, San Diego, 92110, 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. The funding sources for the initial operating term are expected to consist of City of San Diego Homeless Housing, Assistance, and Prevention Program (HHAP) funds.
- 2) Authorize the Housing Commission's 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, is submitted to each Housing Commissioner.

- 3) 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 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.

SUMMARY

The Housing Commission administers some agreements for the City of San Diego's (City) Homeless Shelters and Services Programs based on a Memorandum of Understanding (MOU) between the Housing Commission and the City of San Diego (City) that first took effect on July 1, 2010, and as has been updated from time to time (Homeless Services MOU). The Housing Commission and the City have subsequently entered into separate MOUs for the operation and administration of other programs that are not the subject of the Homeless Services MOU. The Housing Commission and City entered into a separate MOU for the administration and operation of the City's Bridge Shelter Programs, which was approved by the Housing Commission Board of Commissioners on November 3, 2017, as well as the Housing Authority and City Council (City Council) on November 14, 2017 (Bridge Shelter MOU). The current Bridge Shelter MOU, inclusive of options years, will expire on June 30, 2023.

The Bridge Shelter MOU between the City and the Housing Commission and operating agreements with shelter have been renewed on multiple occasions with Housing Commission Board and Housing Authority/City Council approval, including the addition and expansion of a shelter at the San Diego Concourse and parts of Golden Hall and the addition of a shelter at 1710 Imperial Avenue.

The proposed actions referenced in this report will allow the Housing Commission to enter into an agreement with Father Joe's in the amounts referenced within this report to provide for the operation of the Bridge Shelter at Golden Hall Program (Program) for a period of one year, 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 Bridge Shelter MOU.

The Program supports the Community Action Plan on Homelessness for the City of San Diego (Action Plan), a comprehensive, 10-year plan that builds on recent progress, lays out short-term achievable goals and serves as a guide for long-term success in addressing homelessness. The Action Plan identifies shelter interventions as critical entry points to the City's Crisis Response System and necessary to facilitate permanent housing placements. The Program is an important component to the vision, principles and strategies identified in the Action Plan.

PROGRAM OVERVIEW

The City of San Diego's Bridge Shelter at 202 C Street, San Diego, CA 92101 will provide shelter year-round, in alignment with Housing First principles, for up to 534 persons experiencing homelessness in the City (actual bed count may be less due to Fire Marshal or other health and safety determinations). The Program will provide safe, low-barrier shelter, as well as stabilization and supportive services, to prepare

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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 Program will prioritize the most vulnerable individuals/households living in the City, including individuals/households who may live in places not intended for human habitation (vehicles, parks, abandoned buildings, sidewalks, streets, etc.) were it not for the shelter and services provided by the Program. Services to be provided include, but are not limited to: a safe, secure and supportive environment; access to housing-focused case management and supportive services; basic needs support such as a minimum of two meals per day, laundry, telephone, restrooms and showers; referrals to partner agencies for additional services; and assistance in obtaining permanent or longer term-housing interventions.

Given a contract effective date of August 1, 2022, Housing Commission staff will be exercising a 30-day extension of the Fiscal Year 2022 agreement to ensure that there is no gap in services or contractual agreement to operate the shelter program.

Operator Experience

Father Joe's has empowered individuals and families experiencing homelessness and poverty to achieve self-sufficiency in San Diego since 1950. The organization has grown over the years to include a homeless services campus as well as scattered site programs that house more than 2,000 individuals on a nightly basis and serve 14,000 individuals annually. As one of San Diego's largest homeless service providers, Father Joe's provides an array of supportive services, shelter as well as a comprehensive portfolio of housing resources such as transitional housing, rapid rehousing, permanent supportive housing, and affordable housing.

The organization currently operates multiple shelter programs funded by the City of San Diego, including the Bishop Maher Women's Shelter, the Paul Mirabile Center Interim Shelter and the Bridge Shelter at Golden Hall, which together provide more than 900 beds for adults, single women, families with minor children, and transition-age youth experiencing homelessness.

Program Design

Through the Program, Father Joe's will provide shelter, housing-focused case management, and basic needs support for up to 534 individuals at any given time experiencing homelessness in the City of San Diego, with an emphasis on individuals who are enrolled in a permanent housing intervention or are in the process of identifying permanent housing.

The Program's target population may be flexible in nature, and the Program may serve more than one sub-population at a time. Final determination of targeted population/sub-populations will be made by the City, and the Housing Commission will work with Father Joe's throughout the term of the proposed agreement to realign budget and/or staffing resources to best meet needs of the determined population/sub-populations.

Program Components:

- a. Housing First program with low barriers to entry and operations.
- b. A formal shelter intake and move-in process, in a welcoming and solutions-focused environment, to include a review of required intake documents, terms of service, and guidelines for community living.

- c. Housing-focused program that aims to resolve Program clients' homelessness as quickly as possible. Related services include, but are not limited to:
 - i. Determining diversion opportunities;
 - ii. Self-sufficiency needs assessment;
 - iii. Development of client housing plan, including stabilization strategies and client housing goals and objectives;
 - iv. Coordination with and referrals to County, State, and Federal programs, as well as nonprofits and social service agencies, as appropriate;
 - v. 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);
 - vi. Completion of intakes, screenings, assessments, and case conferencing or other integral components of CES as established by Regional Task Force on Homelessness (RTFH) community standards and policies;
 - vii. Assistance with housing applications and supportive and subsidized housing paperwork; and
 - viii. Advocacy for clients with prospective landlords.
- d. Basic shelter services, including but not limited to:
 - i. Appropriate 24-hour residential services and staffing;
 - ii. A maximum of 534 beds and other residential furnishings;
 - iii. A minimum of two meals per day in compliance with all applicable health and safety regulations;
 - iv. Showers, wash stations, restrooms, laundry facilities and/or laundry services;
 - v. Routine operating and client supplies, including but not limited to hygiene products, basic first aid supplies, and cleaning supplies;
 - vi. Telephone access and message services;
 - vii. Regularly laundered linens; and
 - viii. Mail services.
- e. Coordination to support testing and vaccinations for communicable diseases.

CONTRACT SELECTION PROCESS

On March 7, 2022, the Housing Commission issued a Request for Proposal (RFP) seeking to identify interested and qualified service providers within the City of San Diego, specifically providers with a history of providing shelter and related services to individuals experiencing homelessness.

The RFP was posted and made available for download on the PlanetBids website through both the Housing Commission's and the City of San Diego's portals. More than 921 notifications were sent through the PlanetBids system. Twenty prospective bidders downloaded the solicitation from the respective portals.

At the RFP closing on March 31, 2022, Father Joe's was the sole respondent. A source selection committee evaluated, and scored the response based on the following criteria: Program Operations, Service Coordination and Residential Services, Care Coordination, Equity & Inclusion, Community Considerations, Cost Proposal and Organizational Experience & Capacity. At the conclusion of the proposal evaluations, Father Joe's was selected as providing a quality response and overall value to the Housing Commission.

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 Shelter at Golden Hall, serves this purpose by providing shelter services and a pathway to housing to persons experiencing homelessness. Individuals participating 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

It is anticipated that the City of San Diego will commit \$10,458,046 in HHAP funds for operations in Fiscal Year 2023.

FUNDING SOURCE	FY 2023
HHAP 1.0	\$6,648,286
HHAP 2.0	\$850,000
HHAP 3.0	\$2,959,160
TOTAL	\$10,458,046

Option years will be exercised contingent upon the appropriation of said funds by the City for that purpose and the continuance or extension of the current MOU between the City and the Housing Commission (current term ends June 30, 2023).

HOUSING COMMISSION STRATEGIC PLAN

This item relates to Strategic Priority Area No. 4 in the Housing Commission’s Strategic Plan for Fiscal Year (FY) 2022 – 2024: Advancing Homelessness Solutions – Supporting the City of San Diego Community Action Plan on Homelessness.

EQUAL OPPORTUNITY CONTRACTING AND EQUITY ASSURANCE

Father Joe’s is a local nonprofit organization. As a nonprofit, Father Joe’s is exempt from the requirement to submit a Workforce Report. The Housing Commission included a requirement in the RFP for prospective firms to include a description of how they would address racial equity and inequities for the target population(s), including any local disproportionate impact of COVID-19 and homelessness by race and other protected classes. The requirement was a part of the scored evaluation criteria. Father Joe’s does not discriminate based on race, color, religion, national origin, ancestry, gender, age, medical condition, sexual orientation, marital status, domestic partnership status, physical or mental disabilities, veterans, or any other consideration made unlawful by federal, state, or local laws.

PREVIOUS COUNCIL and/or COMMITTEE ACTION

On October 6, 2020, the Housing Authority approved Resolution HA-1887, approving the execution of an amendment to the contract between the Housing Commission and Father Joe’s to operate the City of San Diego Bridge Shelter for Families, Single Women, and Transition-Age Youth.

On June 16, 2020, the City Council approved an MOU with the Housing Commission regarding the administration of Homeless Housing, Assistance, and Prevention (HHAP) program funding (Resolution R-313113). A portion of HHAP funds are allocated to fund the operation of the City’s Bridge Shelter Program.

On June 16, 2020, the Housing Authority authorized the execution of agreements with Alpha Project for the Homeless, Father Joe’s, and Veterans Village of San Diego to operate the City’s Bridge Shelters during Fiscal Year 2021 (Resolution No. HA-1859).

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On June 16, 2020, the City Council approved Resolution R-313111, authorizing execution of an MOU with the Housing Commission for a one-year term with two one-year option to renew to operate the City's Bridge Shelter Program. City Council also approved Resolution R-313112 to remove references to the provision of Transitional Storage Center Services and bifurcate the MOUs. Housing Authority Resolution HA-1859 also authorized the execution of the MOU for the Bridge Shelter Program.

On December 10, 2019, the Housing Authority approved the Sixth Amendment between the Housing Commission and the City to expand services to Transition-Age Youth at Golden Hall at 202 C Street, San Diego, CA (Resolution No. HA-1838).

On June 11, 2019, the Housing Authority approved the execution of operating agreements with Alpha Project for the Homeless, Veterans Village of San Diego, and Father Joe's for the operation of the three City of San Diego Bridge Shelters for a 12-month term, from July 1, 2019, to June 30, 2020 (Resolution No. HA-1817).

In addition, the City Council approved an MOU with the Housing Commission regarding the administration of Homeless Emergency Aid Program (HEAP) block grant funding (Resolution No. R-312516). This resolution included an amendment to authorize the reallocation of \$1.6 million dedicated to outreach in HEAP funding to support a fourth Bridge Shelter at 17th and Imperial Avenue (previously planned for the relocation of the Single Women and Family Program).

On October 15, 2019, the Housing Authority approved the execution of the Fifth Amendment between the Housing Commission and the City to reflect the Housing Commission's responsibility for the oversight and administration of the Bridge Shelter located at 1710 Imperial Avenue (Resolution No. HA-1835).

KEY STAKEHOLDERS and PROJECTED IMPACTS

Stakeholders for this project include community stakeholders and Father Joe's as the sub-recipient administering the program. The program is expected to have a positive impact on the community as it will provide shelter and services to 204 individuals experiencing homelessness.

ENVIRONMENTAL REVIEW

California Environmental Quality Act

Pursuant to Government Code Section 8698.4 - Declaration of Shelter Crisis, The California Environmental Quality Act (Division 13 (commencing with Section 21000) of the Public Resources Code) shall not apply to actions taken by a state agency or a city, county, or city and county, to lease, convey, or encumber land owned by a city, county, or city and county, 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 constructed or allowed by this section.

National Environmental Policy Act

Processing under the National Environmental Policy Act (NEPA) is not required because federal funds are not involved in these activities.

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Respectfully submitted,

Lisa Jones

Lisa Jones
Executive Vice President of Strategic Initiatives
San Diego Housing Commission

Approved by,

Jeff Davis

Jeff Davis
Interim President & Chief Executive Officer
San Diego Housing Commission

Docket materials are available in the "Governance & Legislative Affairs" section of the San Diego Housing Commission website at www.sdhc.org