



REPORT

DATE ISSUED: March 1, 2018

REPORT NO: HCR18-040

ATTENTION: Chair and Members of the San Diego Housing Commission
For the Agenda of March 9, 2018

SUBJECT: Fiscal Year 2019 Moving to Work Annual Plan Approval

COUNCIL DISTRICT: Citywide

REQUESTED ACTION

Approve the Fiscal Year 2019 Moving to Work Annual Plan.

STAFF RECOMMENDATION

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

- 1) Approve the Fiscal Year (FY) 2019 Moving to Work (MTW) Annual Plan; and
- 2) Authorize the President & Chief Executive Officer, or designee, to execute all documents and instruments necessary and/or appropriate to implement these approvals, in a form approved by General Counsel, and to take such actions as are necessary and/or appropriate to implement these approvals.

SUMMARY

The Housing Commission is one of only 39 public housing authorities (PHAs) nationwide (out of 3,400) to obtain an MTW designation from the U.S. Department of Housing and Urban Development (HUD), which grants PHAs the flexibility to design innovative, cost-effective ways of providing federal housing assistance to low-income families. HUD requires MTW agencies to submit an annual plan including all proposed initiatives and revisions to previously approved initiatives. The initiatives in the Housing Commission's FY 2019 MTW Annual Plan are designed to increase housing opportunities for low-income families. The Plan provides a detailed description of the activity and specifies the methods for measuring performance. The attached Plan includes one initiative the Housing Commission is re-proposing to request authority to implement in FY 2019.

The FY 2019 MTW initiative included in the Plan is summarized as follows:

1. Path to Success Re-Proposal - This rent reform initiative restructures the calculation used to determine the rental assistance subsidy paid to landlords on behalf of Public Housing and Housing Choice Voucher program participants. Families determined to be Work-Able are subject to minimum rents differing from the minimum rents paid by Elderly/Disabled families. The re-proposal adjusts the Work-Able minimum rent amounts to incorporate the new California minimum wage into the design formula and increase the tiered income bands to \$5,000 at all ranges. All other components of the previously approved initiative remain unchanged.

AFFORDABLE HOUSING IMPACT

The initiative contained in the FY 2019 MTW Annual Plan was designed to ensure program participants can access affordable housing within the City of San Diego while increasing levels of self-determination.

FISCAL CONSIDERATIONS

The proposed funding sources and uses approved by this action, as specified in Section VII – Sources and Uses of Funding section of the FY 2019 MTW Plan, are included in the FY 2019 Housing Commission proposed budget.

PREVIOUS COUNCIL and/or COMMITTEE ACTION

The Housing Commission previously has authorized the submission of MTW Annual Plans and Amendments each year for FY 2011 (July 1, 2010 – June 30, 2011) through FY 2018 (July 1, 2017 – June 30, 2018).

On December 2, 2008, and November 21, 2008, the Housing Authority of the City of San Diego and the Housing Commission, respectively, authorized the Housing Commission to submit an application for reactivation of the Housing Commission's status as an MTW site and to submit the Housing Commission 2010 MTW Annual Plan to HUD.

COMMUNITY PARTICIPATION and PUBLIC OUTREACH EFFORTS

The Housing Commission's MTW Annual Plan and a notice of public hearing were posted for a public comment period of 30 days on January 30, 2018. To promote community and participant involvement, the Housing Commission placed notices in three local newspapers (*La Prensa*, *San Diego Voice and Viewpoint*, and the *San Diego Union-Tribune*), including San Diego's largest circulation newspaper. Additionally, invitation letters were sent to a group of rental assistance participants requesting their participation. The public hearing was held on February 12, 2018, to solicit feedback and comments from the public relating to the Plan initiatives.

KEY STAKEHOLDERS and PROJECTED IMPACTS

The MTW program affects current and future Housing Choice Voucher and Public Housing participants and owners. The intended impact of this program is to utilize federal dollars more efficiently, increase housing choice in the City, and encourage self-sufficiency among participants. The initiative re-proposed in the FY 2019 MTW Annual Plan will ensure participants continue to strive for higher levels of self-determination while benefitting from rental assistance.

ENVIRONMENTAL REVIEW

The activity is not a project as defined by the California Environmental Quality Act Section 21065 and State CEQA Guidelines Section 15378(b) (4) as a government fiscal activity that does not involve commitment of funds to a specific project and Section 15378(b) (5) as an administrative activity of government that will not result in direct or indirect physical changes in the environment. The determination that this activity is not subject to CEQA, pursuant to Section 15060(c) (3), is not appealable and a Notice of Right to Appeal the Environmental Determination (NORA) is not required. This activity is exempt from the National Environmental Policy Act pursuant to Section 58.34(a) (2) and Section 58.34(a) (3) Title 24 of the Code of Federal Regulations.

Respectfully submitted,

Suket Dayal

Suket Dayal
Senior Vice President of Business Administration
San Diego Housing Commission

Approved by,

Jeff Davis

Jeff Davis
Executive Vice President and Chief of Staff
San Diego Housing Commission

Attachments: Draft Fiscal Year 2019 MTW Plan

Hard copies are available for review during business hours at the security information desk in the main lobby and the fifth floor reception desk of the San Diego Housing Commission offices at 1122 Broadway, San Diego, CA 92101 and at the Office of the San Diego City Clerk, 202 C Street, San Diego, CA 92101. You may also review complete docket materials in the "Public Meetings" section of the San Diego Housing Commission website at www.sdhc.org