



SAN DIEGO  
HOUSING  
COMMISSION

“We’re About People”

San Diego Housing Commission (SDHC)  
Fiscal Year 2019 Moving to Work (MTW) Annual Plan  
Housing Authority of the City of San Diego Agenda Item #1  
April 9, 2018

Jeff Davis  
Executive Vice President & Chief of Staff

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Senior Vice President  
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# SDHC – Fiscal Year 2019 MTW Annual Plan

## Agency Mission and Goals

- Mission:
  - Provide affordable, safe, and quality homes for low-and moderate-income families and individuals in the City of San Diego and provide opportunities to improve the quality of life for the families that SDHC serves.
- Major Goals:
  1. Maximize resources through operational efficiencies and technological innovations;
  2. Increase the number of housing opportunities that serve low-income and homeless individuals and families in the City of San Diego; and
  3. Advocate for more effective affordable housing policies and resources.



# SDHC Fiscal Year 2019 MTW Annual Plan

## What is MTW?

- SDHC is one of only 39 public housing authorities nationwide to receive an MTW designation.
- MTW allows SDHC to design innovative, cost-effective ways of providing housing assistance to low-income families.



**San Diego Housing Commission Headquarters  
1122 Broadway Street  
San Diego, CA 92101**



# SDHC Fiscal Year 2019 MTW Annual Plan MTW Background

- **December 2, 2008:** Housing Authority unanimously approved SDHC's submission of the MTW application and Fiscal Year (FY) 2010 MTW Annual Plan to the U.S. Department of Housing and Urban Development (HUD).
- **July 10, 2012:** Housing Authority unanimously delegated authority to the SDHC Board of Commissioners to adopt MTW initiatives (Resolution HA-1562).
- SDHC MTW Annual Plans have been approved each year since FY 2011.
- **March 9, 2018:** SDHC Board of Commissioners unanimously approved the FY 2019 MTW Annual Plan.



# SDHC Fiscal Year 2019 MTW Annual Plan Workforce & Economic Development

- **October 4, 2010:**  
SDHC Achievement Academy opened.
- Programs emphasize career planning, job skills, personal financial education, and job placement.
- Average annual income of Family Self-Sufficiency participants:
  - Start of Program: \$12,000
  - End of Program: \$34,000
- 25% increase in average annual income of Work-Able families since launch of Path to Success in 2011.



*SDHC Achievement Academy  
Participant meeting with  
SDHC Workforce Readiness Specialist*



## Path to Success Initiative



# SDHC Fiscal Year 2019 MTW Annual Plan Path to Success

- **June 21, 2011:** U.S. Department of Housing and Urban Development approved Path to Success in SDHC's Fiscal Year 2012 MTW Annual Plan.
  - Modified the method used to determine the monthly rent payment amounts for families that receive rental assistance from SDHC and public housing residents
- Rental Assistance families are classified in two groups:
  - Work-Able: at least one adult is under 55, not disabled, and not a full time student between the ages of 18-23
  - Elderly/Disabled: all adults are 55 or older, disabled, or a full-time student ages 18 to 23



# SDHC Fiscal Year 2019 MTW Annual Plan Path to Success (Continued)

- Minimum rent payment amounts set for Work-Able households **do not apply** to Elderly/Disabled households.
- Work-Able minimum rent payment amounts based on California minimum wage at the time.
- Path to Success Implementation Phases:
  - **July 1, 2013:** Path to Success Phase 1 implemented
  - **July 1, 2015:** Path to Success Phase 2 implemented





# SDHC Fiscal Year 2019 MTW Annual Plan Path to Success (Continued)

## Minimum Rents for Work-Able Households

Population	Years 1-2 (July 1, 2013)	Years 3-7 (July 1, 2015)	Years 8+ (Proposed)
1 Work-Able Adult	\$200	\$300	\$400
2+ Work-Able Adult	\$350	\$500	\$650

- Work-Able Income Bands
  - Modify Bands to \$5,000 at Every Level
- The minimum rent payment amount for Elderly/Disabled households remains \$0.



# SDHC Fiscal Year 2019 MTW Annual Plan Path to Success (Continued)

## Analysis of Impact on Rental Payment Amounts

- Decrease/No Change: 74%
- Increase: 26%
  - \$1 - \$50 2%
  - \$51 - \$100 4%
  - \$101 - \$150 11%
  - \$151 - \$200 9%
  - >\$200 0%

## Hardship Policy

- Request for temporary hardship exemption from minimum monthly rent payment amount.
- Required to participate in SDHC Achievement Academy services.



# SDHC Fiscal Year 2019 MTW Annual Plan Path to Success (Continued)

- 2019 Path to Success will create cost savings.
- Primary uses of funds from savings:
  - Increase in payment standards
  - Increase housing opportunities
  - Programs to provide opportunities to become more financially self-reliant



# SDHC – Fiscal Year 2019 MTW Annual Plan Staff Recommendations

1. Approve the Fiscal Year 2019 MTW Annual Plan; and
2. Authorize the Housing Commission's 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.



# Questions

