

San Diego Housing Commission

Broader Uses of Funds Initiatives Proposal

1. Leasing of Additional Housing Choice Vouchers Beyond HUD-Allocated Baseline

The Housing Commission proposes to expand the voucher program under MTW by leasing additional Housing Choice Vouchers over and above the current baseline of 13,533. This initiative would allow the Commission to use its excess and/or reserve funds to provide rental assistance to many more low-income families in the City of San Diego. The Broader Uses of Funding flexibility under MTW makes this initiative possible as HCV funds can be used to provide safe, decent and sanitary housing to additional San Diegan families who are at or below 80% of the area median income.

The Commission understands that Broader Uses of Funding flexibility is available only as long as the Commission's MTW agreement is in place and may also be subject to future legislation. The issues associated with transitioning out of this activity have been considered.

Anticipated Impact: The anticipated impact of this initiative will be that additional families will receive MTW Housing Choice Vouchers, thereby increasing housing choices for low-income families.

Relation to Statutory Objectives: Increase Housing Choices for low-income families.

Baselines, Benchmarks and Metrics:

The success of this activity will be measured by how many additional MTW Housing Choice Vouchers are leased up. Note: This activity is largely influenced by HUD funding levels.

Current baselines include:

- ✓ Current number of MTW Housing Choice Vouchers under lease is 13,533.

Projected benchmarks include:

- ✓ Increase the number of MTW Housing Choice Vouchers under lease by 300 for a total of 13,833 MTW-eligible vouchers by the end of FY 2010.

Metrics include:

- ✓ Number of MTW Housing Choice Vouchers under lease.

Data Collection Process and Proposed Metrics to Measure Achievement of Statutory Objectives: An electronic database will be developed to store the data. Reports describing the above metrics will be developed and analyzed on a monthly basis. The

report will summarize the data on a month to date and year to date basis. Analyzing data on a frequent basis will assist us in quantifying results and identifying opportunities for continuous improvement in the program. Below is a draft proposal of the report:

San Diego Housing Commission Housing Choice Vouchers Beyond Baseline						
Metric	Baseline 2009	MTD	YTD	Benchmark	Anticipated Benchmark Completion Date	On Track to Reach Goal (Y or N)
No. of MTW Housing Choice Vouchers under lease	13,533			13,833	6/30/2010	

Authorization(s) to Conduct the Activity: MTW Agreement Attachment C, Section B.1.b.vi., viii. Waiver of certain provisions of Sections 8 and 9 of the U.S. Housing Act of 1937 and 24 CFR 941, 982 and 990.

2. Development of Additional Affordable Housing Units in the City of San Diego

The Housing Commission proposes to create additional affordable housing units under MTW. This initiative would allow the Commission to use its excess and/or reserve funds to provide families at or below 80% AMI the opportunity to reside in safe, decent, and sanitary housing paying affordable rents. These affordable housing units will be located within the City of San Diego and may be purchased or developed by the Commission to be rented or sold to families at or below 80% AMI.

The Broader Uses of Funding flexibility under MTW makes this initiative possible as HCV funds can be used to serve a greater number of families residing within the City of San Diego. These units may house both families who are Housing Choice Vouchers participants and families who are not currently receiving other types of rental assistance.

The Commission understands that Broader Uses of Funding flexibility is available only as long as the Commission's MTW agreement is in place and may also be subject to future legislation. The issues associated with transitioning out of this activity have been considered.

Anticipated Impact: The anticipated impact of this initiative will be that additional affordable housing units will be created in the City of San Diego, thereby increasing housing choices for low-income families.

Relation to Statutory Objectives: Increase Housing Choices for low-income families.

Baselines, Benchmarks and Metrics:

The success of this activity will be measured by how many additional affordable housing units are acquired. Note: This activity is largely influenced by HUD funding levels.

Current baselines include:

- ✓ Current number of affordable housing units owned by the Commission is 1582.

Projected benchmarks include:

- ✓ Increase the number of affordable housing units owned by the Commission by 200 for a total of 1782 by the end of FY2010.

Metrics include:

- ✓ Number of affordable housing units owned by the Commission.

Data Collection Process and Proposed Metrics to Measure Achievement of Statutory Objectives: An electronic database will be developed to store the data. Reports describing the above metrics will be developed and analyzed on a monthly basis. The report will summarize the data on a month to date and year to date basis. Analyzing data on a frequent basis will assist us in quantifying results and identifying opportunities for continuous improvement in the program. Below is a draft proposal of the report:

San Diego Housing Commission Additional Affordable Housing Units						
Metric	Baseline 2009	MTD	YTD	Benchmark	Anticipated Benchmark Completion Date	On Track to Reach Goal (Y or N)
No. of Affordable Housing Units owned by SDHC	1,582			1,782	6/30/2010	

Authorization(s) to Conduct the Activity: MTW Agreement Attachment C, Section B.1.b.i, ii., vii and viii, B.12 and Section C.13. Waiver of certain provisions of Sections 8 and 9 of the U.S. Housing Act of 1937 and 24 CFR 941, 982 and 990.