



San Diego Housing Commission Preliminary Report of Accomplishments Fiscal Year 2011 (July 1, 2010 - May 10, 2011)

The Housing Commission this year will assist more than 125,000 San Diegans through a variety of affordable housing programs that benefit the city’s economy and revitalize our neighborhoods. We also administer programs that seek to eliminate homelessness in the City of San Diego. Simply put, “We’re About People.”

This preliminary report represents an overview of significant agency accomplishments achieved in FY 2011. A final report will be issued in July.

The San Diego Housing Commission was formally established on April 23, 1979 “for the purpose of providing...housing opportunities for low and moderate income persons and families in the City of San Diego.” (SD City Council Resolution 00224, April 23, 1979).

The Housing Commission is a state-chartered entity governed by the Housing Authority of the City of San Diego. Comprised of the eight members of the San Diego City Council, the Housing Authority has final authority over the Housing Commission’s budget and major policy decisions.

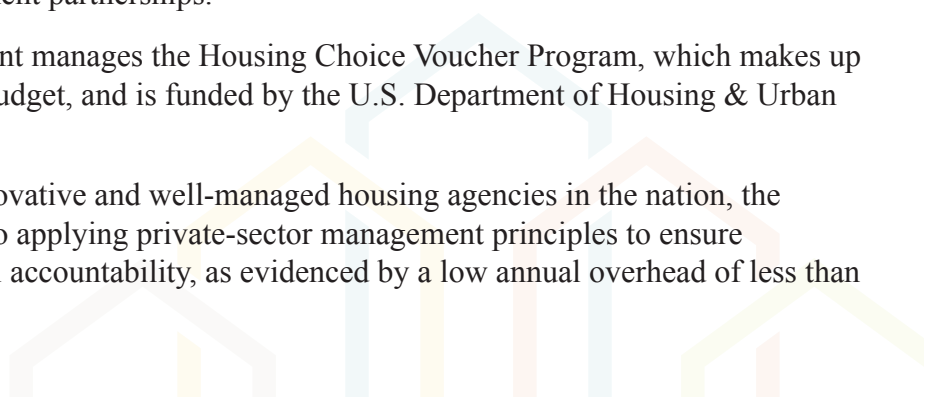
A seven-member Board of Commissioners appointed by the Mayor and confirmed by the City Council oversees operations of the Housing Commission.

Unlike most Public Housing Authorities, the Housing Commission is both a developer of affordable housing and a provider of rental assistance through the implementation of the federal Housing Choice Voucher Program (Section 8), which serves approximately 14,000 local families. Two departments handle these areas of operations.

Our Real Estate Department is responsible for the development side of the agency’s activities and has recently created 822 additional affordable housing units for families in the City of San Diego through public-private development partnerships.

The Rental Assistance Department manages the Housing Choice Voucher Program, which makes up nearly 60% of our total annual budget, and is funded by the U.S. Department of Housing & Urban Development (HUD).

Regarded as one of the most innovative and well-managed housing agencies in the nation, the agency’s success is largely due to applying private-sector management principles to ensure streamlined operations and fiscal accountability, as evidenced by a low annual overhead of less than six percent.





Our fiscally prudent management approach was first recognized in 2009, when Standard & Poor's awarded the Housing Commission an AA- credit rating, the highest attained for a local housing authority. The rating was reconfirmed this fiscal year.

For the third consecutive year, the Government Finance Officers Association in 2010 awarded the San Diego Housing Commission its Certificate of Achievement for Excellence in Financial Reporting, which recognizes government agencies for producing annual financial reports that exhibit "transparency and full disclosure."

The FY 2011 budget of the San Diego Housing Commission is over \$312 million. Approximately 86% or \$268.5 million is restricted, meaning the revenues may only be utilized for regulated purposes defined by the funding source such as rental assistance, special housing needs and homelessness.

The balance of the budget, \$43.5 million, is unrestricted revenue generated by Housing Commission operations such as agency property rents and bond fees, as well as revenue from linkage and inclusionary housing fees.

Federal sources account for 75 percent of the Housing Commission's annual revenue. Local sources make up 24 percent. The State of California contributes about one percent.

The San Diego Housing Commission receives no general fund monies from the City of San Diego.

The San Diego Housing Commission has charted a course that will not only ensure continued affordable housing opportunities for the citizens of San Diego, but the long-term well being and fiscal strength of the agency.

Respectfully Submitted,

Richard C. Gentry

President and Chief Executive Officer





Table of Contents

SDHC Highlights.....	1
Real Estate Department.....	6
Rental Assistance Department.....	12
Special Housing Initiatives Department.....	15





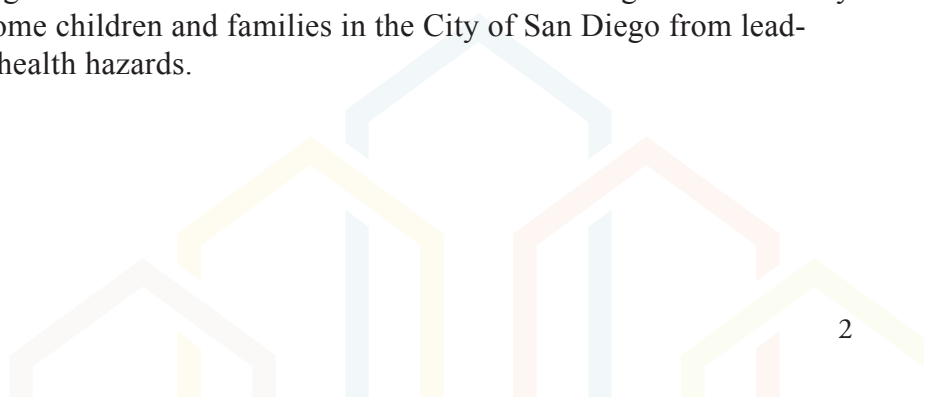
SDHC Highlights

Real Estate Department

- Ten multi-family properties creating 822 affordable rental housing units for families in the City of San Diego have been acquired directly or through development partnerships through the leveraging of the agency's housing portfolio equity; \$95 million raised and \$90 million invested; Units must remain affordable for at least 55 years.
- Four of the ten affordable rental housing properties acquired by the Housing Commission are "smart growth" Transit-Oriented Development projects adjacent to public transit corridors:
 1. Estrella del Mercado is a 92-unit complex located in San Diego's Barrio Logan neighborhood. It is part of a 6.8 acre, 311,000 square foot transit-oriented, mixed-use development that will include the community's first major grocery store.
 2. Located north of downtown San Diego near Old Town, the 85-unit Mission Apartments is an energy-efficient affordable housing complex adjacent to San Diego's trolley corridor.
 3. Preserving critical affordable housing for seniors, the 130-unit Single Room Occupancy Hotel Sandford is centrally located in downtown San Diego, near transit and trolley lines.
 4. The newly-constructed 37-unit Courtyard Apartments was acquired by the Housing Commission after the property had fallen into foreclosure. Located on El Cajon Boulevard in the community of City Heights, the complex is just steps from a major bus line.
- Invested \$1.5 million in capital improvements to the Housing Commission's portfolio of affordable rental properties, improving the living conditions of our residents and generating local jobs for San Diegans. Improvements were made on agency properties in all eight city council districts: District 1 \$151,322; District 2 \$25,539; District 3 \$416,441; District 4 \$278,362; District 5 \$256,231; District 6 \$194,225; District 7 \$1,096; District 8 \$174,890.
- The Housing Commission administers a loan portfolio consisting of approximately 2,700 loans totaling \$278,492,258 for first-time homebuyers, housing rehabilitation, and multi-family rental developments. The default rate, which consists of all loans 30 days or more delinquent and loans in foreclosure, is 0.52 percent.
- 106 San Diego families were assisted in purchasing their first homes through the "First-Time Homebuyer" Program. Nearly 5,000 San Diegans have participated and purchased their first homes since the program began in 1990.



- Five San Diego families were assisted in purchasing their first home through the Neighborhood Stabilization Program (NSP), which targeted neighborhoods with high foreclosure rates in Council Districts 3, 4, 7 and 8. To date, 58 families have purchased homes since the NSP program began in 2009.
- Through NSP, a failed condominium project was acquired in partnership with the Affirmed Housing Group for conversion to affordable rental housing; \$5.4 million in Multi-Family Housing Revenue Bonds were issued for the 31-unit City View Apartments located in the North Park community of District 3. Scheduled for completion in early 2012, the development is new construction and will add 30 affordable units to the community.
- \$14.5 million in Multi-Family Revenue Bonds were issued in April 2011, for Sorrento Towers, an existing 198-unit senior development located in the Clairemont community of District 6. The bonds will preserve the affordability of this development for an additional 55 years and provide \$5,000,000 for needed renovations.
- \$1.5 million in Housing Trust Fund (HTF) commitments has been directed to 16 nonprofit programs for 800+ transitional housing beds, including \$200,000 for the Cortez Hill Family Shelter (150 beds) operated by the YWCA; \$209,094 to St. Vincent de Paul's Family Living Center (110 beds) and Fresh Start (150 beds) programs; and \$90,823 to San Diego Second Chance (32 beds).
- The Housing Commission presented the updated Housing Trust Fund Commercial Linkage Fee Nexus Study and Affordable Housing Best Practices Study to the Land Use & Housing Committee (LU&H) on November 10, 2010. This was in response to a request by LU&H on September 2, 2009, that the Housing Commission review and update the 1989 Linkage Fee Nexus Study, which was the basis for creating the Housing Trust Fund.
- The Housing Commission presented the agency's recommendations on the Commercial Linkage Fee to LU&H on March 30, 2011.
- Through the Inclusionary Housing Ordinance, 478 affordable housing units will be created over the next several years as part of the 4,780-unit Civita development in Mission Valley. The Housing Commission administers the Inclusionary Housing Fund for the City of San Diego.
- The "Home Safe Home" Program was awarded \$4.1 million in new federal grants on January 13, 2011, to protect low-income children and families in the City of San Diego from lead-based paint and other home health hazards.

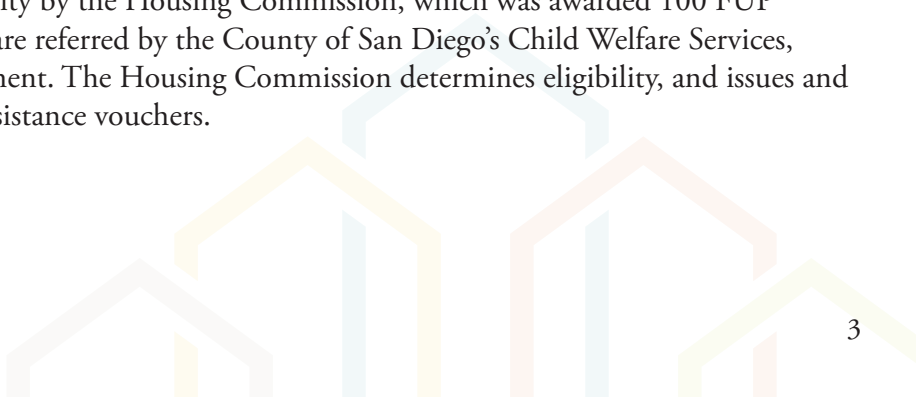




- Over 200 children received Blood Lead Level testing in two separate events held on October 27, 2010 at Cherokee Elementary and April 14, 2011 at King Chavez Primary School. Using two Lead Care II Blood Analyzers purchased by the Housing Commission, five children were found to have elevated blood lead levels.
- \$3.77 million in federal grants and loans were provided to low-income homeowners and renters to rehabilitate 233 residential units that included lead paint remediation in 107 homes, accessibility improvements for disabled renters in 10 homes, and 26 mobile home repairs. Since 1980, the San Diego Housing Commission has provided more than \$97 million in federal loans and grants for home rehabilitation allowing 11,000 low-income owners to upgrade their properties.
- Completion of office space improvements at our Smart Corner headquarters to accommodate the San Diego Family Justice Center, the Housing Opportunities Collaborative, and the new Achievement Academy of the San Diego Housing Commission.

Rental Assistance Department

- Close to 14,000 extremely and very low-income San Diego families receive monthly rental assistance through the federal Housing Choice Voucher Program (Section 8).
- The Housing Commission's FY 2012 Moving to Work Annual Plan was approved unanimously by the Housing Commission Board on March 18, 2011 and has been submitted to HUD. Included is the "Path to Success" initiative, which seeks to streamline and reform the rental assistance program, and create motivation to increase economic self-sufficiency for work-able participant families.
- The MTW "Choice Communities" Program provided incentives that resulted in 69 Housing Choice Voucher families moving to more affluent communities in San Diego to take advantage of better schools and employment opportunities.
- The first three San Diego families purchased their first home through the federal Housing Choice Voucher (Section 8) "Home-of-Your-Own" Program.
- 18 Family Unification Program (FUP) Housing Vouchers were provided to families whose children were at risk of out-of-home placement due to inadequate housing. Another 60 families are being evaluated for program eligibility by the Housing Commission, which was awarded 100 FUP vouchers by HUD. Families are referred by the County of San Diego's Child Welfare Services, which provides case management. The Housing Commission determines eligibility, and issues and manages the FUP housing assistance vouchers.





- More than 17,000 housing inspections of landlord properties were conducted to ensure safe housing for rental assistance clients.
- 485 housing inspections were conducted for the Homelessness Prevention and Rapid Re-Housing Program to help house 102 emergency winter shelter residents and 356 families who became homeless or were at risk of becoming homeless due to the economic downturn.
- 12,886 Housing Choice Voucher re-certifications were conducted to ensure rental assistance participants were in compliance with all program rules and regulations.
- On October 4, 2010, the new Achievement Academy of the San Diego Housing Commission opened. The 9,600 square foot state-of-the-art learning center and computer lab is available at no charge to our rental assistance families. Programs of the Achievement Academy emphasize career planning, improving job skills and building savings and assets.
- 518 rental assistance clients are currently enrolled in the Family Self-Sufficiency program of the Achievement Academy; 109 are enrolled in the Aspire Program; 31 are enrolled in The Money Project for youth.
- 32 rental assistance clients participated in the Small Business Training Program of the Achievement Academy; two small businesses have been started.
- 43 rental assistance clients participated in two Sherwin-Williams Painter Training Programs of the Achievement Academy; 85 Graduation and EPA Certificates were awarded. Program dates were September 13-17, 2010 and February 28 - March 4, 2011.
- 2,493 households were assisted by the agency's Ombudsman, who is the community liaison to Section 8 clients.

Special Housing Initiatives Department

- To date, 458 San Diego families have received housing assistance through the Homelessness Prevention and Rapid Re-Housing Program (HPRP), a federal program administered by the Housing Commission that provides up to 12 months of housing assistance to families at risk of becoming homeless due to the economic downturn.
- 715 homeless adults received shelter and services at the City's Adult Emergency Winter Shelter in Barrio Logan. The Adult Shelter was open from December 2, 2010 to April 4, 2011.
- 102 Adult Emergency Winter Shelter residents have been placed in housing and are receiving rental assistance through the HPRP initiative.
- 361 homeless military veterans received shelter and services at the City's Emergency Winter Shelter for Veterans in the Midway District. The Veterans Shelter was open from December 8, 2010 to April 7, 2011.



- Assisted Veterans Village of San Diego in developing an HPRP-type program for veterans returning from the Iraq and Afghanistan conflicts, part of a \$2 million Veterans Administration HUD Veterans Homelessness Prevention Demonstration Project for the Camp Pendleton region.
- 660 homeless individuals and families in San Diego were provided services at Project Homeless Connect, a one-day resource fair at Golden Hall held on January 5, 2011. Approximately 240 volunteers supported by over 54 non-profit service providers, businesses, and local government agencies participated.
- Provided 125 housing vouchers, including 75 to the local Veterans Administration, to help the most vulnerable homeless persons identified downtown during the September 20-24, 2010 National Registry Week survey, in collaboration with the Downtown San Diego Partnership.
- Provided 25 housing vouchers to Project 25, a joint effort with the United Way of San Diego County to assist homeless individuals who incur the highest use and cost of public services related to the impacts of homelessness. The Housing Commission determines program eligibility and has already assisted 17 clients in their successful search for housing.
- Commitment of \$2 million in development funding for “Connections Housing Downtown,” a permanent one-stop center providing comprehensive services for homeless persons.
- 17 residential housing units were completed for graduates of Pathfinders of San Diego alcohol recovery program for homeless men through a partnership between the Housing Commission, Pathfinders of San Diego and the Redevelopment Agency of the City of San Diego. The new facility was dedicated on November 24, 2010 and also serves as the new headquarters for Pathfinders.
- Commitment of \$1.49 million in funding to Veterans Village of San Diego (VVSD) for the development of a 24-bed transitional rental housing facility for very low-income military veterans. The project is VVSD’s first facility tailored to the unique issues and needs of homeless veterans of the current Iraq and Afghanistan wars.





REAL ESTATE DEPARTMENT

The Housing Commission has a 97% occupancy rate in the 2,044 affordable apartment units owned by the agency. In addition, it manages 117 affordable housing units that are either owned by the City or the State.

Responsibilities of the Housing Commission's Real Estate Department include management of its properties, overseeing first-time homebuyer and home rehabilitation programs, creation of additional agency-owned affordable housing units through direct acquisition or partnerships, loan and bond financing to nonprofit and for-profit developers to build additional affordable housing units, and on-going monitoring of developments to ensure compliance with affordable housing policies and regulations.



Arbor Village Apartments

Accomplishments

§ Creating Additional Affordable Rental Units in the City of San Diego

To date, 10 multi-family properties that will provide affordable housing for 822 San Diego families have been acquired directly or in partnership by the Housing Commission. The units will remain affordable for 55 years.

This was achieved by raising \$95 million in FHA and Fannie Mae loans through the leveraging of equity in our property portfolio, a key component of our finance plan to create hundreds of additional affordable rental housing units in the City of San Diego over the next three years.

Acquired Properties Public - Private Partnerships	Units	Location	District
Arbor Village Apartments • Acquisition & Rehab • Occupied	111	Lincoln Park	4
Courtyard Apartments • New Condo Units • Acquired in Foreclosure • Occupied	37	City Heights	3
Estrella del Mercado Apartments • Completion, Sept. 2012	91	Barrio Logan	8
Hotel Sandford • Acquisition & Rehab • Occupied • Preserving Senior Housing	129	Downtown	2
Mariner's Village Apartments • Acquisition & Rehab • Occupied	171	Skyline/Paradise Hills	4
Mission Apartments • Completion, June 2010	84	Midway District	2
Riverwalk Apartments • New Construction	49	Otay Mesa/Nestor	8
Vista Grande Apartments • Acquisition & Rehab • Occupied	48	Encanto	4
Florida Street Apartments • Late, 2012	82	North Park	3
Terramar Apartments • Late, 2012	20	Torrey Highlands	1



The San Diego Housing Commission's ability to borrow against the equity of its public housing inventory is the result of a September 10, 2007 agreement with the U.S. Department of Housing & Urban Development (HUD). The agreement allowed the Housing Commission to end its participation in the federal Public Housing Program and granted the agency sole ownership and operating authority over its 1,366 multi-family housing units.



We are one of only a handful of housing authorities nationwide employing this type of private-sector financing model, which reflects an approach similar to a proposed initiative by HUD encouraging housing authorities to tap into their equity and create public-private partnerships to preserve and produce more affordable housing.

§ Multi-Family Revenue Bond Issuances

\$14.5 million in Multi-Family Revenue Bonds were issued in April 2011, for Sorrento Towers, an existing 198-unit senior development located in the Clairemont community of District 6. The bonds will preserve the affordability of this development for an additional 55 years and provide \$5,000,000 for needed renovations.

\$5.4 million in Multi-Family Housing Revenue Bonds were issued for the 31-unit City View Apartments located in the North Park community of District 3. This development is new construction and will add 30 affordable units to the community.

With the addition of these two projects, the Housing Commission currently administers \$588,109,308 in tax-exempt bonds for 43 projects with 7,530 total units. Of that total, 5,756 units are restricted at various levels of affordability.

Since 1981, the Housing Commission has directed more than \$1 billion in loans and bond financings to real estate developments that have produced 15,280 affordable housing units.

§ Loan Portfolio

The Housing Commission administers a loan portfolio consisting of approximately 2,700 loans totaling \$278,492,258 for first-time homebuyers, housing rehabilitation, and multi-family rental housing developments. The default rate, which consists of all loans 30 days or more delinquent and loans in foreclosure, is 0.52 percent.



§ Smart Growth/Transit-Oriented Development

Four of the ten affordable rental housing properties acquired by the Housing Commission as part of its Finance Plan are Transit-Oriented Development projects adjacent to public transit corridors. These include Estrella del Mercado (91 affordable units) in Barrio Logan; Mission Apartments (84 affordable units) in the Midway District; Hotel Sandford (129 affordable units) in Downtown; Courtyard Apartments (37 affordable units) in City Heights.



Courtyard Apartments

A major goal of the City of San Diego's five-year Consolidated Plan is Transit-Oriented Development (TOD), defined by HUD as compact, mixed-use development near transit facilities that promotes sustainable communities by providing people of all ages and incomes with improved access to transportation and housing choices.

The San Diego Housing Commission has been at the forefront of creating new affordable housing in urban areas where working families can take advantage of mass transit facilities. The agency's headquarters is located at the "Smart Corner" office and retail complex, which sits within a cluster of commercial, residential and office uses at a busy Metropolitan Transit District trolley and bus hub.

§ First-Time Homebuyer

This fiscal year, 106 San Diego families purchased their first home through the Housing Commission's First-Time Homebuyer program, which is managed by our Real Estate Department.

The program provides deferred loans, closing cost assistance grants, and mortgage credit certificates to help low and moderate-income residents become first-time homebuyers.

To date, nearly 5,000 San Diegans have purchased their first home since the program began in 1990.



Sheila — First-Time Homebuyer,
After 25 Years of Renting

§ Neighborhood Stabilization Program (Foreclosures)

Five San Diego families were able to purchase their first homes as the Housing Commission successfully completed a \$9.4 million federal grant awarded in 2009 under HUD's Neighborhood Stabilization Program (NSP), which targeted communities suffering high foreclosure rates in Council Districts 3, 4, 7 and 8.

To date, 58 first-time homebuyers have purchased homes since the program began in May 2009.



A failed condominium project in Council District 3 was also acquired under the NSP in partnership with the Affirmed Housing Group and is being converted to affordable housing rental units. The 31-unit City View Apartments are scheduled to open in early 2012.

Among the 29 local housing agencies awarded NSP funds, the Housing Commission in July 2010 was ranked among the top for using the funds in a timely and efficient manner.

§ “Home Safe Home”

The “Home Safe Home” Program was awarded \$4.1 million in new federal grants on January 13, 2011, to protect low-income children and families in the City of San Diego from lead-based paint and other home health hazards:

- \$3.1 million from HUD’s Lead-Based Paint Hazard Control Grant Program
- \$1.0 million from HUD’s Healthy Homes Production Grant Program

Blood lead level testing in over 200 children was conducted on October 27, 2010 at Cherokee Elementary and April 14, 2011 at King Chavez Primary School using two Lead Care II Blood Analyzers purchased by the Housing Commission. Five children were found to have elevated blood lead levels.



Lead Testing
April 14, 2011

Administered by the Housing Commission on behalf of the City of San Diego, the campaign is coordinated by agency program partners, the Environmental Health Coalition, which conducts community outreach, and La Maestra Community Health Center, which administers the blood tests.

The grant also funds home lead paint remediation. Top priority is given to families whose homes are frequented by children under the age of six years old. Primary outreach efforts focus on high-risk target areas that include the communities of City Heights, Linda Vista, Logan Heights, and Sherman Heights.

“Home Safe Home” has received over \$20 million in federal grants since its inception in 2002.

§ Home Rehabilitation Program

In FY 2011, \$3.77 million in federal grants and loans were provided to low-income homeowners and renters to rehabilitate 233 residential units that included lead paint remediation in 107 homes, accessibility improvements for disabled renters in 10 homes, and 26 mobile home repairs.

Since 1980, the San Diego Housing Commission has provided more than \$97 million in federal loans and grants for home rehabilitation allowing 11,000 low-income owners to upgrade their properties.



Housing Rehabilitation



Funded by HUD, the program focuses on the following categories:

- Owner-occupied homes, both citywide and in targeted redevelopment areas.
- Accessibility improvements for persons with disabilities.
- Safety improvements for owners of mobile homes.
- Removing or neutralizing toxic lead paint at homes frequented by children six years or younger.
- Eligible properties must be located within the City of San Diego.

§ Affordable Housing Fund

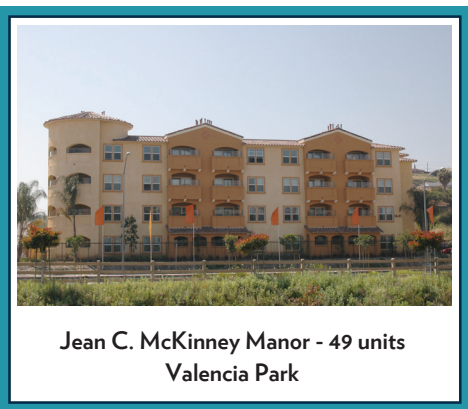
The Affordable Housing Fund is comprised of the Housing Trust Fund and the Inclusionary Housing Fund. The Housing Commission administers both of these funds on behalf of the City of San Diego.

§ Housing Trust Fund/Commercial Linkage Fee

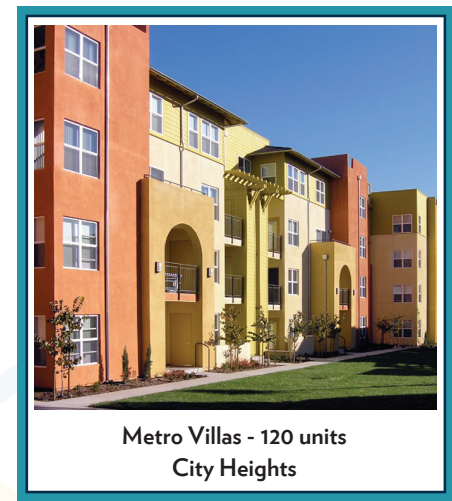
This fiscal year, \$1.5 million in Housing Trust Fund (HTF) commitments has been directed to 16 nonprofit programs for 800+ transitional housing beds, including \$200,000 for the Cortez Hill Family Shelter (150 beds) operated by the YWCA; \$209,094 to St. Vincent de Paul's Family Living Center (110 beds) and Fresh Start (150 beds) programs; \$90,823 to San Diego Second Chance (32 beds).

Since 1990, the City of San Diego has raised \$51,359,821 through commercial development impact fees (Linkage Fee) to fund the HTF. Through the HTF, the agency has:

- Financed 65 housing developments containing 3,957 affordable rental units at a cost of \$18,797,811 for low-income families, seniors and the disabled;
- Provided funding to over 900 first-time homebuyers through the agency's First-Time Homebuyer Program;
- Provided \$19.1 million in grants to nonprofit agencies for the operation of transitional housing programs for homeless individuals and families, including those facing mental illness, substance abuse, and domestic violence; and
- Provided grants and loans to low-income home owners to rehabilitate their properties.



Jean C. McKinney Manor - 49 units
Valencia Park



Metro Villas - 120 units
City Heights



§ Nexus Study

On September 2, 2009, the San Diego City Council's Land Use & Housing Committee (LU&H) directed the Housing Commission to update the 1989 Nexus Study, which was the basis for establishing the Housing Trust Fund in 1990. As part of the update, the Housing Commission was also directed to collect data on linkage fees assessed by other cities of similar size to San Diego.

The agency paid for two independent studies, which were conducted by Keyser Marston Consultants (KMA) and Bay Area Economics (BAE). The studies were completed in October 2010 and presented to LU&H on November 10, 2010.

The Housing Commission presented the agency's recommendations for on the Commercial Linkage Fee to LU&H on March 30, 2011. The Committee approved the recommendation and the matter is scheduled to be heard by the San Diego City Council.

The Housing Commission also submitted the "Affordable Housing Best Practices and Funding Study" to LU&H and was directed to establish a task force to explore an array of additional funding sources. The Housing Commission will bring back its final recommendations to LU&H in August 2011.

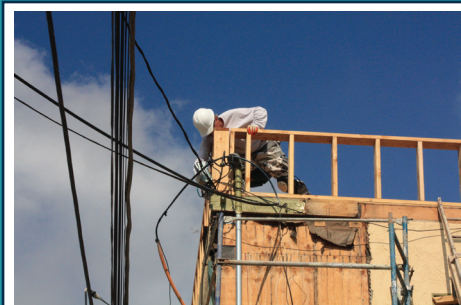
§ Inclusionary Housing Ordinance

Through the Inclusionary Housing Ordinance, 478 affordable housing units will be created over the next several years as part of the 4,780-unit Civita development in Mission Valley. The Housing Commission administers the Inclusionary Housing Fund for the City of San Diego.

The Inclusionary Housing Ordinance was enacted by the San Diego City Council on May 20, 2003 and took effect on July 3, 2003. The Ordinance applies to all new residential developments (including condominium conversions) of two units or more.

It requires all home builders to set aside at least ten percent of the total number of dwelling units in the project for households with an income at or below 65 percent area median income (AMI) for rental units, or at or below 100 percent AMI for for-sale units. Rents are restricted for 55 years.

Developers have the option of paying fees "in lieu of" providing ten percent of the homes in any development at affordable rates for low to moderate-income families. These fees make up the Inclusionary Housing Fund, which has collected over \$48 million since 2004. The fund has helped finance 14 rental development projects and assisted over 60 first-time homebuyers.



Since 2004, the Inclusionary Fund has helped finance 14 rental development projects and assisted over 60 first-time homebuyers.



RENTAL ASSISTANCE DEPARTMENT

Serving approximately 14,000 extremely and very low-income San Diego families, the largest program administered by the Housing Commission is the federally funded Housing Choice Voucher Program (Section 8). Managed by the Rental Assistance Department, nearly 60 % of our annual budget is dedicated to this program.

Under Housing Choice Voucher, rent subsidies are provided through direct payments to over 6,000 landlords operating private-market single or multi-family properties. Fifty-four percent of Housing Choice Voucher recipients are elderly or disabled.

Federal law strictly regulates the use of these funds. At least 75% of the households receiving such assistance “shall be extremely low-income” or earn less than 30% of area median income (AMI), or \$23,550 for a family of four.

Accomplishments

§ Moving Forward/Moving to Work

The Housing Commission’s FY 2012 Moving to Work (MTW) Annual Plan was approved unanimously by the Housing Commission Board on March 18, 2011. The MTW Plan continues agency efforts to further streamline administrative processes, encourage self-sufficiency among rental assistance recipients, and increase housing opportunities for low-income San Diego families, including the homeless.

Included is the “Path to Success” initiative, which seeks to streamline and reform the rental assistance program, and create motivation to increase economic self-sufficiency for work-able participant families.

An earlier MTW initiative, “Choice Communities” resulted in 69 Housing Choice Voucher families moving to more affluent communities to take advantage of better schools and employment opportunities.

The Housing Commission began Moving Forward participation in 2009. Past initiatives included triennial re-examinations for eligible elderly/disabled families, biennial inspections for qualifying units, the Choice Communities program, and the streamlining of income and asset verification processes.



Rental Assistance Participants



Del Mar Powerhouse Park



The Housing Commission is one of 35 housing authorities nationwide approved by HUD as an MTW demonstration agency, a designation that allows the Housing Commission to test various approaches for providing and administering housing assistance. The overall goal of MTW is to:

1. Reduce cost and achieve greater cost effectiveness in Federal expenditures;
2. Give incentives to families with children where the head of household is working, seeking work, or is preparing for work by participating in job training, educational programs, or programs that assist people to obtain employment and become economically self-sufficient; and
3. Increase housing choices for low-income families.

The 35 current MTW agencies manage over 11% of all public housing units and nearly 13% of all vouchers. Combined, they receive roughly \$2.7 billion in voucher funding, \$730 million in public housing operating funds and \$380 million in capital funds.

§ Achievement Academy

The Achievement Academy of the San Diego Housing Commission provides our rental assistance clients with the tools to become more financially self-sufficient.

Located at our downtown headquarters, the new 9,600 square foot Achievement Academy is a state-of-the-art learning center and computer lab available at no charge to families receiving federal Housing Choice Vouchers (Section 8) and those living in our public housing properties.

The facility opened October 4, 2010.

With its expanded curriculum, the Achievement Academy builds upon programs the Housing Commission has offered since 1992. The emphasis is on career planning, improving job skills and building savings and assets.

The Achievement Academy continues to meet a 1990 U.S. Department of Housing & Urban Development (HUD) mandate that required Housing Authorities to help clients become less reliant on government assistance by achieving economic independence.

Three programs comprise the Achievement Academy's core curriculum: Family Self-Sufficiency, Aspire, and The Money Project.

Motivated clients have successfully pursued college degrees, started their own businesses, and purchased homes under a special first-time homebuyer program.



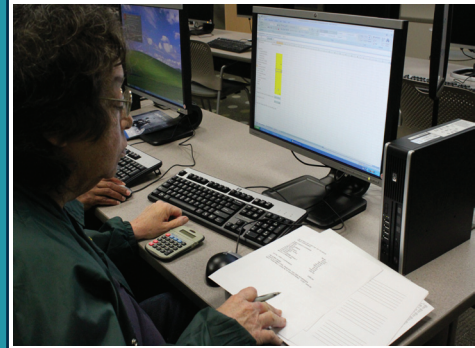
Achievement Academy
Financial Skills Workshop
December 21, 2010



The Rental Assistance Department's Workforce and Economic Development staff serves as program coordinators. Area colleges and private-sector partners donate funds, services and/or conduct workshops.

Two Achievement Academy campuses operate in City Heights and San Ysidro.

- 518 rental assistance clients are currently enrolled in the Family Self-Sufficiency program of the Achievement Academy; 109 are enrolled in the Aspire Program; 31 are enrolled in The Money Project for youth.
- 32 rental assistance clients participated in the Small Business Training Program of the Achievement Academy; two small businesses have been started.
- 1,102 hours of financial education were provided to adults and youth.
- 465 persons participated in one-on-one case management or counseling.
- 52 participants completed a financial education curriculum.



**Achievement Academy
Small Business Workshop
February 15, 2011**



**Achievement Academy
Sherwin-Williams Painter Training Graduates
March 4, 2011**

- 43 rental assistance clients participated in two Sherwin-Williams Painter Training Programs of the Achievement Academy; 85 Graduation and EPA Certificates were awarded. Program dates were September 13-17, 2010 and February 28 - March 4, 2011





SPECIAL HOUSING INITIATIVES DEPARTMENT

In 2009, the Housing Commission created its Special Housing Initiatives Department to manage programs addressing homelessness for the agency.

On June 29, 2010, when the Housing Authority of the City of San Diego transferred oversight of the City's homelessness programs to the Housing Commission, the agency was ready.

Accomplishments

§ Homelessness Prevention & Rapid Re-Housing Program (HPRP)

To date, 458 San Diego families have received housing assistance through the federal Homelessness Prevention and Rapid Re-Housing Program (HPRP), including 102 residents of the City's Emergency Winter Shelter for Adults.

With \$5.7 million in HUD funding provided in 2009, HPRP is administered by the Housing Commission on behalf of the City of San Diego. The program provides up to 12 months of housing assistance to eligible individuals and families who were in danger of becoming homeless as a result of the economic downturn.

Housing assistance is provided in the form of direct payments to landlords for security deposits, back rent, and rent subsidies.

§ Emergency Winter Shelter for Adults

715 homeless adults received shelter and services at the City's Emergency Winter Shelter for Adults. Some shelter residents stayed only days, while others remained for the full duration.

102 Adult Shelter residents have been placed in housing and are receiving rental assistance through the HPRP initiative.

The Housing Commission determined eligibility and assisted each client in their successful search for housing.

Townspople, a local nonprofit, provides client case management.



Project Homeless Connect
January 5, 2011



Emergency Winter Shelter for Adults Opens
December 2, 2010



The adult shelter was located in a vacant building in Barrio Logan and operated from December 2, 2010 through April 4, 2011. Day-to-day operations were handled by Alpha Project for the Homeless.

§ Emergency Winter Shelter for Veterans

361 homeless military veterans received shelter and services at the City's Emergency Winter Shelter for Veterans. Some shelter residents stayed only briefly, while others remained for the full duration.

Upon closure, nine residents of the Veterans Shelter had entered permanent subsidized housing; 29 entered transitional housing, 26 entered a residential treatment facility; three entered permanent unsubsidized housing; and three entered permanent housing with friends or family.

Veterans Village of San Diego (VVSD) operated the Veterans shelter, which was placed on Navy property in the Midway District. The Veterans Shelter was open from December 8, 2010 to April 7, 2011.

§ Project Homeless Connect

Project Homeless Connect provided services to 660 homeless individuals and families living in both shelters or on the streets in San Diego. Services ranged from the provision of clothing, blankets, haircuts, and toiletries, to on-site medical care, housing referrals, legal aid, spiritual counseling and assistance with substance abuse.

The one-day resource fair was held at Golden Hall on January 5, 2011. Approximately 240 volunteers supported by over 54 non-profit service providers, businesses, and local government agencies came together to take part in Project Homeless Connect.

The Housing Commission took the lead this year in organizing the event. Major partners assisting the Housing Commission included St. Vincent de Paul Village, the Interfaith Shelter Network, and Family Health Centers of San Diego.

§ 2010 National Registry Week Survey

The Housing Commission has provided 125 housing vouchers, including 75 to the local Veterans Administration, to help the most vulnerable homeless persons identified downtown during the September 20-24, 2010 National Registry Week survey, in collaboration with the Downtown San Diego Partnership.



Project Homeless Connect
300 Haircuts Provided
January 5, 2011



National Registry Week Survey
September 22, 2010



The National Registry Week Project is an effort to identify and house the most vulnerable, at-risk homeless individuals in major cities across the United States.

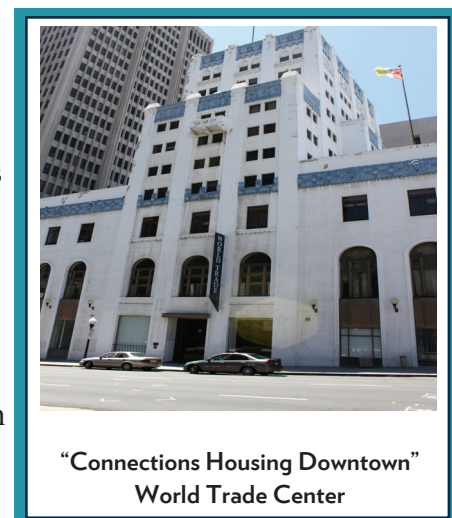
§ Project 25

The Housing Commission has provided 25 housing vouchers to assist individuals who incur the highest use and cost of public services related to the impacts of homelessness. Project 25 was conducted in collaboration with United Way of San Diego County and has already housed 17 persons. The Housing Commission determined program eligibility and assisted each client in locating a place to live.

§ “Connections Housing Downtown”

On March 1, 2011, the Housing Authority of the City of San Diego approved a \$2 million loan commitment from the San Diego Housing Commission to Connections Housing Downtown LP, for the development of a permanent homeless service center. The funding will be used to begin renovation of the former World Trade Center, a twelve-story building located in downtown San Diego that is the site of the new service center.

On-site medical services are a key component of the comprehensive service center, which will include 150 interim beds and 73 permanent supportive housing units. Additional services such as job counseling, mental health screening, and drug and alcohol treatment will also be offered.



With an estimated cost of approximately \$30 million, the project is being financed through a combination of developer tax credits and funding provided by the Centre City Development Corporation (CCDC), San Diego Housing Commission, City of San Diego Redevelopment Agency and Veterans Administration.

The San Diego Housing Commission also served in 2009 as the facilitator to a Citizen’s Selection Committee regarding the establishment of the service center.

Members of the Committee included representatives of the Mayor’s office, the San Diego Housing Commission, CCDC, the County of San Diego, United Way of San Diego County, the Downtown Residents Group, the East Village Community Action Network, Downtown San Diego Partnership, and the Corporation for Supportive Housing.

The project team is comprised of the Affirmed Housing Group, Family Health Centers of San Diego and PATH Ventures, the Los Angeles-based People Assisting the Homeless.



§ Continuum of Care

Funded by HUD and administered by the Housing Commission, the Continuum of Care initiative includes the Shelter Plus Care and Supportive Housing programs.

The Housing Commission currently provides federal funding to support an average of 230 permanent housing units for chronically homeless persons with disabilities such as mental illness, AIDS, and drug or alcohol addictions.

Continuum of Care Programs	Grants
St. Vincent de Paul	\$413,640
The Association of Community Housing Solutions	\$640,692
Pathfinders of San Diego	\$134,976
South Bay Community Services	\$216,696
Mental Health Systems, Inc.	\$692,760
Townspeople	\$350,400



Pathfinders Residence, Grand Opening
November 24, 2010

An additional grant of \$1,026,684 is shared between:

- The Center for Social Support & Education
- Stepping Stone of San Diego
- St. Vincent de Paul
- The Association of Community Housing Solutions
- Pathfinders of San Diego

The Housing Commission was proud to partner with Pathfinders of San Diego and the Redevelopment Agency of the City of San Diego to provide a \$2 million development loan to rehabilitate the former North Park Inn. The new facility was dedicated on November 24, 2010, and provides 17 units of residential housing for graduates of Pathfinders alcohol recovery program for homeless men. It also serves as the new headquarters for the Pathfinders organization.

