



SAN DIEGO  
HOUSING  
COMMISSION

## INFORMATIONAL REPORT TO THE HOUSING AUTHORITY OF THE CITY OF SAN DIEGO

**DATE ISSUED:** January 25, 2017

**REPORT NO:** HAR16-034

**ATTENTION:** Chair and Members of the Housing Authority of the City of San Diego  
For the Agenda of January 31, 2017

**SUBJECT:** San Diego Housing Commission Semi-Annual Grant Report January 1, 2016  
through June 30, 2016

**COUNCIL DISTRICT:** Citywide

**NO ACTION IS REQUIRED ON THE PART OF THE HOUSING AUTHORITY**

### **SUMMARY**

This report has been prepared in response to the Housing Authority of the City of San Diego's Resolution Number HA-1569 granting the San Diego Housing Commission (Housing Commission) authority for a number of grant-related activities, and requiring submission of a semi-annual report of all grant activity.

### **Grant Activity**

During the second half of Fiscal Year 2016 (January 1, 2016, through June 30, 2016), the Housing Commission was awarded 14 grants, totaling more than \$8.6 million. Two of the awards were new grants, and 12 of the awards were renewals of grants previously received by the Housing Commission. In addition, the Housing Commission submitted four grant applications, totaling more than \$2.5 million, including two new grants and two grant renewals. Attachment 1 provides details of this grant activity including application and award information.

Through the Capital Fund Program, the U.S. Department of Housing and Urban Development (HUD) provides financial assistance in the form of grants to public housing agencies to carry out capital and management activities. During this reporting period, the Housing Commission awarded more than \$6.2 million in contracts with Capital Fund Program financial assistance grants.

### **Sub-Recipient Agreements – Traditional Grants**

Sub-recipient agreements, totaling more than \$5.1 million, will be executed as a result of the renewals of HUD Continuum of Care (CoC) grants and City of San Diego grants, including Federal Community Development Block Grant funds, awarded to the Housing Commission for programs to address homelessness. The agreements are listed below:

<b>Sub-Recipient</b>	<b>Dollar Amount</b>
Pathfinders – CoC Merged Grant	\$276,430
The Association for Community Housing Solutions (TACHS) CoC Merged Grant CoC Grant - Prizm CoC Grant - Unity <b>Total</b>	 \$ 702,907 \$ 368,110 \$ 135,524 <b>\$1,206,541</b>
Townpeople CoC Merged Grant CoC Grant - 34 <sup>th</sup> Street Project <b>Total</b>	 \$210,222 \$123,444 <b>\$333,666</b>
The Center – CoC Merged Grant	\$196,687
South Bay Community Services – CoC Merged Grant	\$226,881
St. Vincent de Paul Villages, Inc. CoC Merged Grant CoC Grant - Village Place City of San Diego Grant - Day Center for Homeless Adults City of San Diego Grant - Year-Round Interim Housing Program <b>Total</b>	 \$ 305,254 \$ 306,868 \$ 541,250 \$ 267,351 <b>\$1,420,723</b>
Mental Health Systems, Inc. – CoC Grant	\$448,350
YWCA of San Diego CoC Grant - YWCA Rapid Re-Housing City of San Diego Grant - Cortez Hill Family Center <b>Total</b>	 \$318,725 \$191,863 <b>\$510,588</b>
Interfaith Shelter Network CoC Grant - San Diego Rapid Re-Housing	\$49,111
Alpha Project for the Homeless CoC Grant - San Diego Rapid Re-Housing	\$139,776
People Assisting the Homeless (PATH) City of San Diego Grant - Connections Housing Interim Bed Program	\$303,575
<b>GRAND TOTAL</b>	<b>\$5,112,328</b>

**Contracts Awarded – Capital Fund Program Grants**

The following contracts were awarded utilizing Capital Fund Program grant funds during FY 2016:

<b>Contractor/Vendor</b>	<b>Project Description</b>	<b>Dollar Amount</b>
Advance Reprographics	Reprographic services	\$150
AECOM	Technical services	\$11,759
Angeles Contractor Inc.	Job Order Contracts	\$304,854
		\$290,386
	<b>Total</b>	<b>\$595,240</b>
Bald Eagle	Protective services at construction site	\$65,000
Belfor USA Inc.	Job Order Contract	\$53,645
Blue Pacific	Landscape services	\$316,500
Epic Land Solutions	Tenant relocation services	\$45,054
Gafcon	Pre-construction consulting	\$33,520
GPS Plumbing	Sewer line camera videotaping	\$3,100
Joseph Maiorano	Professional consultant services	\$550
LDCO Inc.	Accessibility Upgrades	\$77,266
	Appliance Installation	\$33,110
	Landscaping	\$47,000
	Leak Damage Remediation	\$33,295
	Rain Damage Remediation	\$66,220
	Rehabilitation & Accessibility Upgrades	\$1,262,893
	Rehabilitation & Accessibility Upgrades at Via Las Cumbres	\$1,407,593
	<b>Total</b>	<b>\$4,041,599</b>
Leighton & Associates	Phase I Environmental Report	\$4,002
Ninyo & Moore	Geotechnology Consulting Services	\$45,809
Permit Solutions LTD	Reproduction Services	\$360
Salerno & Livingston	Architect Services	\$17,409
Staybridge Solutions Inc.	Hotel rooms for temporary relocation	\$34,300
Stillman & Wright	Architect & Engineering Services	\$20,762
		\$149,100
	<b>Total</b>	<b>\$169,862</b>
Strong Arm Construction	Construction Services	\$3,475
Studio E	Design Consulting Services	\$20,503
Residence Inn	Hotel rooms for temporary relocation	\$38,514
The Gordian Group	Independent Cost Estimate for Renovation	\$10,000
Vincor	Job Order Contracts	\$382,200
		\$340,550
	<b>Total</b>	<b>\$722,750</b>
Utility Specialists	Consulting Services	\$1,170
VM3	Remediation Services	\$8,690
VM3 Environment	Hazardous Environmental Report	\$5,845

<b>Contractor/Vendor</b>	<b>Project Description</b>	<b>Dollar Amount</b>
	<b>GRAND TOTAL</b>	<b>\$6,248,806</b>

Respectfully submitted,

*Julia Sauer*

Julia Sauer  
Director, Special Programs & Compliance  
San Diego Housing Commission

Approved by,

*Jeff Davis*

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

Attachments: 1) Semi-Annual Grants Information Report

Hard copies are available for review during business hours at the security information desk in the main lobby and at 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](http://www.sdhc.org).

## ATTACHMENT 1

San Diego Housing Commission		Semi-Annual Grants Information Report			January 1, 2016 – June 30, 2016
AWARDS					
	Grantor	Funding	Grant Amount	Sub-Recipients	Description of Grant
1	HUD	Resident Opportunities and Self Sufficiency (ROSS) Program Coordinators	\$246,000 <b>New</b>	N/A	Resident Opportunity and Self-Sufficiency (ROSS) Service Coordinator Program funds provides salaries for Services Coordinators/Workforce Development Specialists at the SDHC Achievement Academy to assess the needs of Public Housing families and coordinate supportive services and other activities designed to help residents attain economic and housing self-sufficiency. This is a three-year grant.
2	W.K. Kellogg Foundation	2Gen San Diego	\$780,000 <b>New</b>	TBD	Three-year grant to improve the financial stability, well-being, educational and employment outcomes of Section 8 Housing Choice Voucher rental assistance and Public Housing families through a 2-generation approach that will provide parents and their children with strategies and resources to mitigate economic insecurity.
3	HUD	Continuum of Care	\$2,032,815  Renewal	Pathfinders  The Association of Community Housing Solutions (TACHS)  Townspople  The Center  Southbay Community Services  St. Vincent de Paul Villages, Inc.	The SDHC Merged Grant provides 145 units of Permanent Supportive Housing (PSH) to individuals and/or family members of individuals with a disabling condition. The collaborative project is comprised of nine former stand-alone projects and six sub-recipient agencies.
4	HUD	Continuum of Care	\$390,128  Renewal	The Association of Community Housing Solutions (TACHS)	TACHS Prizm PSH Project provides 35 units of sponsor-based rental assistance for chronically homeless individuals with serious mental illness.

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	Grantor	Funding	Grant Amount	Sub-Recipients	Description of Grant	
5	HUD	Continuum of Care	\$135,867 Renewal	The Association of Community Housing Solutions (TACHS)	TACHS Unity PSH Project provides 6 units of sponsor-based rental assistance for chronically homeless individuals and families.	
6	HUD	Continuum of Care	\$353,357 Renewal	St. Vincent de Paul Villages, Inc.	St. Vincent de Paul Village Place PSH provides project-based rental assistance for 30 units of housing serving individuals with serious mental illness, HIV/AIDS, substance abuse, and/or a physical disability.	
7	HUD	Continuum of Care	\$132,326 Renewal	Townsppeople	Townsppeople 34 <sup>th</sup> Street PSH provides 9 units of sponsor-based rental assistance for chronically homeless individuals with HIV/AIDS.	
8	HUD	Continuum of Care	\$448,350 Renewal	Mental Health Systems	Mental Health Systems PSH provides 28 units of rental assistance for homeless individuals with serious mental illness and those with co-occurring mental health and substance use disorders.	
9	HUD	Continuum of Care	\$206,324 Renewal	Alpha Project Interfaith Shelter Network	San Diego Rapid Re-Housing Program provides 12 units of short- and medium-term rental assistance combined with supportive services to assist families and individuals in addressing the barriers preventing them from exiting transitional housing and moving into permanent housing.	
10	HUD	Continuum of Care	\$338,046 Renewal	YWCA of San Diego	YWCA Rapid Re-Housing Program provides 11 units of short- and medium-term rental assistance combined with supportive services to assist families and individuals in addressing the barriers preventing them from exiting transitional housing and moving into permanent housing.	

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	Grantor	Funding	Grant Amount	Sub-Recipients	Description of Grant
11	HUD	CDBG  City of San Diego	\$1,318,078  Renewal	<p>People Assisting the Homeless (PATH) (Connections Housing Interim Bed Program)</p> <p>St. Vincent de Paul Village, Inc. (Year-Round Interim Housing and Day Center for Homeless Adults)</p> <p>YWCA of San Diego (Cortez Hill Family Center)</p>	<p>Four of the City’s homelessness programs, administered by SDHC per a Memorandum of Understanding established in 2010, are funded with this award: Connections Housing Interim Bed Program; City of San Diego Year-Round Permanent Interim Housing Program for Homeless Adults; Day Center Facility for Homeless Adults; and the YWCA’s Cortez Hill Family Center.</p> <p>The Connections Housing Interim Bed Program serves homeless men and women living on the streets of downtown San Diego, with emphasis on serving chronically homeless individuals. Connections Housing provides 150 beds of short-term housing geared toward connecting persons served with the support they need to transition to permanent housing. The site offers a fully integrated service and residential community center.</p> <p>City of San Diego Year-Round Permanent Interim Housing Program for Homeless Adults provides a minimum of 350 beds of short-term housing with services at Father Joe’s Villages’ Paul Mirabile Center, located at 16 15th Street, San Diego, CA 92101, to help homeless adults rebuild their lives. Supportive services include: housing navigation/case management services; access to Assessment Center services, computer lab, resource room, adult education classrooms, laundry, mail services, and the on-site medical clinic; as well as move-in assistance to help residents in obtaining items directly related to supporting housing stability as needed and available.</p> <p>The Day Center Facility for Homeless Adults provides a safe place for homeless individuals during the daylight hours (6 a.m. to 4 p.m., Monday-Friday; and 6 a.m. to 2 p.m., Saturday and Sunday) seven days per week throughout the year. The Day Center offers showers, laundry facilities, mail services, information and referral services, case management and assistance in obtaining benefits, such as SSI, Veterans services and general relief.</p>

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	Grantor	Funding	Grant Amount	Sub-Recipients	Description of Grant
					The YWCA’s Cortez Hill Family Center is located in downtown San Diego and provides a combination of short-term stable housing and supportive services to assist homeless families overcome barriers relating to housing stability. By providing short-term shelter and supportive services, the aim is to help each parent and child to not only stabilize but thrive. Annually the program houses at least 150 families consisting of approximately 500 unduplicated mothers, fathers and children.
12	HUD	CDBG City of San Diego	\$400,000 Renewal	N/A	The Direct Homeownership Program will support SDHC’s First-Time Homebuyer Program by providing at least 40 low-moderate income (LMI) households (80% and below of Area Median Income) with assistance to help pay a portion of the closing costs related to the purchase of their first home in the City of San Diego.
13	HUD	CDBG County of San Diego	\$50,000 Renewal	N/A	The County of San Diego CDBG funds will be used for staff costs associated with directing and implementing the goals of the San Diego City-County Reinvestment Task Force, which include monitoring Community Reinvestment Act activity, expanding access to community development capital, expanding access to financial education, serving as a resource for reinvestment information and research, and building a strong constituency for reinvestment.
14	HUD	Capital Fund	\$1,772,696 Renewal	TBD	Capital Fund Program is a formula grant which includes modernization and the Demolition Disposition Transitional Fund (DDTF), which replaced the Replacement Housing Factor (RHF) previously awarded. This change brings increased flexibility in the scope of eligible activities but eliminated the ability to accrue funds for development purposes. The entire award allocated in the MTW Demonstration line item. Funds can be used for any tradition Section 8 or 9 allowable expenses, as well as any MTW eligible expense.
<b>14 Total Awards</b>					<b>\$8,603,987</b>



## ATTACHMENT 1

San Diego Housing Commission		Semi-Annual Grants Information Report			January 1, 2016 – June 30, 2016	
APPLICATIONS						
Grantor	Funding	Application Status - Pending/ Award/ Not Awarded	Grant Amount	Description of Grant		
1	HUD	CDBG City of San Diego	Awarded  Renewal	\$1,318,078	Four of the City's homelessness programs, administered by SDHC per an MOU established in 2010, are funded with this award: Connections Housing Interim Bed Program; City of San Diego Year-Round Permanent Interim Housing Program for Homeless Adults; Day Center Facility for Homeless Adults; and the YWCA's Cortez Hill Family Center.	
2	HUD	CDBG City of San Diego	Awarded  Renewal	\$400,000	The Direct Homeownership Program will support SDHC's First-Time Homebuyer Program by providing at least 40 low-moderate income (LMI) households (80% and below of Area Median Income) with assistance to help pay a portion of the closing costs related to the purchase of their first home in the City of San Diego.	
3	HUD	Family Self-Sufficiency (FSS)	Pending  Renewal and <b>New</b>	\$684,798	FSS Program Coordinators funds provide salaries for 6 existing staff. SDHC requested funds for an additional 4 Service Coordinators. Program Coordinators at the SDHC Achievement Academy provide case management services to Housing Choice Voucher and public housing participants to increase their earned income, complete employment training and provide referrals to services.	
4	Wells Fargo Foundation	NeighborhoodLIFT	Pending  <b>New</b>	\$100,000	Funds to support SDHC's "Housing Our Heroes" landlord outreach campaign to encourage and enlist landlords to rent homes to homeless veterans.	
<b>4 Total Applications</b>				<b>\$2,502,876</b>		