



SAN DIEGO
HOUSING
COMMISSION

We're About People

San Diego Housing Commission (SDHC)

Moving Forward

Fiscal Year 2025 Moving to Work (MTW) Annual Plan Amendment

Presentation to the SDHC Board of Commissioners

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Debra Fischle-Faulk
Senior Vice President of Equity Assurance
San Diego Housing Commission

Nancy Sa
Director of Equity Assurance
San Diego Housing Commission



SDHC – FY 2025 MTW Annual Plan Amendment

What is MTW?

- MTW allows SDHC to design innovative, cost-effective ways of providing housing assistance to families with low income.
- SDHC is one of 39 original MTW agencies out of approximately 3,200 public housing authorities nationwide.
- A total of 139 agencies now have MTW status either under the original agreement or as an expansion cohort.
- Three statutory MTW objectives:
 - Reduce costs (increase efficiency) in federal expenditures.
 - Help families to become economically self-sufficient.
 - Improve housing choices for families.



SDHC – FY 2025 MTW Annual Plan Amendment Activities

- SDHC is re-proposing one MTW activity and proposing two new activities.

2025-1. Rental Assistance Rent Reasonableness

- This activity will modify the regulatory definition of rent reasonableness to limit housing choice voucher rent increases to the lower of 5 percent plus the Consumer Price Index (CPI), or 10 percent within a 12-month period, subject to rent reasonableness.
- SDHC is re-proposing this activity so rent increases for project-based housing vouchers will be limited to the lowest of 5% plus CPI, 10%, or the payment standard, subject to rent reasonableness.
 - SDHC dedicates many of its project-based housing vouchers for permanent supportive housing, which assists the City's most vulnerable, lowest income, and formerly unhoused households.
 - This activity update will help prevent rent premiums and enhance long-term housing stability for these households.



SDHC – FY 2025 MTW Annual Plan Amendment

Activities (Continued)

2025-2. Expedited Eligibility and Leasing Exceptions

- This activity requests waivers similar to those implemented for the Coronavirus Aid, Relief, and Economic Security (CARES) Act for the Emergency Housing Voucher Program.
- These would streamline processes for new admissions to the Housing Choice Voucher program to allow eligibility determinations and approval of housing to be completed in the shortest time possible.
 - Includes vulnerable populations, such as people experiencing homelessness.
 - This is essential to place vulnerable households into the limited supply of housing as it becomes available in San Diego.

Waivers Requested

- Verification of legal identity and Social Security number – waive the requirement for original documents.
- Citizenship verification – accept signed self-certification of applicant’s eligible non-citizen status and require documentation be provided and verified within 90 days of the new admission.
- Income verification – accept self-certification of income and/or expenses without notarization.
- Additional flexibilities for Permanent Supportive Housing (PSH) Programs
 - Criminal background check
 - Tenant briefing



SDHC – FY 2025 MTW Annual Plan Amendment

Activities (Continued)

2025-3. Family Unification Program (FUP)/Foster Youth to Independence (FYI)

- The U.S. Department of Housing and Urban Development's (HUD) Fostering Stable Housing Opportunities (FSHO) Act amendments made changes to FUP Youth vouchers to provide eligible youth with an extension of voucher assistance for up to 24 months.
- Youth must be participating in a Family Self-Sufficiency (FSS) program or engaged in education, workforce development, or employment activities for at least 9 of the 12 months preceding the extension to qualify for an extension.
- FSHO requires public housing authorities to screen for youth eligibility for voucher assistance annually at the end of 36-month and 48-month time periods.

Activity Proposal

- SDHC proposes to modify the time for verification of eligibility for subsidy extension at the end of 24-month and 48-month time periods.
- This will increase the number of youth eligible for program extensions, provide participating youth additional time to implement the criteria to meet extension requirements for rental assistance, increase self-sufficiency, and align with SDHC's biennial recertification cycle.



SDHC – Fiscal Year 2025 MTW Annual Plan Amendment Staff Recommendations

That the SDHC Board of Commissioners take the following actions:

- 1) Approve the Fiscal Year 2025 Moving to Work Annual Plan Amendment.
- 2) Authorize the President and 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, provided that a copy of the documents, signed as to form by General Counsel, is submitted to each Housing Commissioner.





SDHC – Fiscal Year 2025 MTW Annual Plan Amendment Staff Recommendations

Questions & Comments

