SAN DIEGO HOUSING COMMISSION
SDHC

Item 101

EXECUTIVE SUMMARY

MEETING DATE: March 13, 2026 HCR26-005

SUBJECT: Fiscal Year 2027 Moving to Work Annual Plan Approval

COUNCIL DISTRICT: Citywide

ORIGINATING DEPARTMENT: Community and Strategic Initiatives

CONTACT/PHONE NUMBER: Debra Fischle-Faulk (619) 578-7411

REQUESTED ACTION:
Approve the Fiscal Year 2027 Moving to Work Annual Plan.

EXECUTIVE SUMMARY OF KEY FACTORS:
- The San Diego Housing Commission (SDHC) is one of the 39 original Moving to Work (MTW) agencies out of approximately 3,200 public housing authorities in the nation.
- The MTW designation provides SDHC the ability to seek approval from the U.S. Department of Housing and Urban Development (HUD) to implement a variety of innovative approaches to provide affordable housing assistance and other services to low-income families within the City of San Diego.
- Each year, SDHC is required to develop and submit an MTW Annual Plan to HUD for approval.
- The MTW Annual Plan includes details on the number of people and households planned to be served in the fiscal year; planned changes in housing stock, leasing and waiting lists; and summaries of sources and uses of funding. It also contains descriptions of MTW activities previously approved by HUD in addition to any proposals for new activities and updates to existing activities.
- The proposed FY 2027 MTW Annual Plan includes updates to an existing activity: Occupancy Term for Project Based Voucher (PBV) Tenants.
- SDHC is proposing to no longer provide the opportunity for MTW PBV households to convert to a tenant-based voucher and to close and end the waiting list to convert from a PBV to a tenant-based voucher.
- The proposed updates would not have any impact on PBV households that continue to live in the rental home that qualifies them to receive PBV help to pay their rent.
- SDHC is not currently selecting families from the Section 8 Housing Choice Voucher waiting list to receive rental assistance due to insufficient funding.
- When funding permits and SDHC is able to pull families from the waiting list, this activity update will provide the opportunity to select new families on the Section 8 Housing Choice Voucher waiting list who are not receiving SDHC rental assistance while PBV tenants remain stably housed.
- The proposed funding sources and uses approved by this action, as specified in Section VII – Sources and Uses of Funding of the FY 2027 MTW Plan, will be included in the FY 2027 SDHC proposed budget.

SAN DIEGO HOUSING COMMISSION

SDHC

Item 101

REPORT

DATE ISSUED: March 5, 2026 **REPORT NO**: HCR26-005

ATTENTION: Chair and Members of the San Diego Housing Commission Board of Commissioners
For the Agenda of March 13, 2026

SUBJECT: Fiscal Year 2027 Moving to Work Annual Plan Approval

COUNCIL DISTRICT: Citywide

REQUESTED ACTION
Approve the Fiscal Year 2027 Moving to Work Annual Plan.

STAFF RECOMMENDATION
That the San Diego Housing Commission (SDHC) Board of Commissioners (Board) take the following actions:

1) Approve the Fiscal Year (FY) 2027 Moving to Work (MTW) Annual Plan.

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.

SUMMARY
The San Diego Housing Commission (SDHC) is one of the 39 original MTW agencies out of approximately 3,200 public housing authorities in the nation. The MTW designation provides SDHC the ability to seek approval from the U.S. Department of Housing and Urban Development (HUD) to implement a variety of innovative approaches to provide affordable housing assistance and other services to low-income families within the City of San Diego.

Each year, SDHC is required to develop and submit an MTW Annual Plan to HUD for approval. The MTW Annual Plan includes details on the number of people and households planned to be served in the fiscal year; planned changes in housing stock, leasing and waiting lists; and summaries of sources and uses of funding. It also contains descriptions of MTW activities previously approved by HUD in addition to any proposals for new activities and updates to existing activities.

In the proposed FY 2027 MTW Annual Plan, SDHC is reproposing one existing activity: Occupancy Term for Project Based Voucher (PBV) Tenants. SDHC is proposing to no longer provide the opportunity for MTW PBV households to convert to a tenant-based voucher and to close and end the waiting list to convert from a PBV to a tenant-based voucher.

The proposed updates would not have any impact on PBV households that continue to live in the rental home that qualifies them to receive PBV help to pay their rent.

SDHC is not currently selecting families from the Section 8 Housing Choice Voucher waiting list to receive rental assistance due to insufficient funding. When funding permits and SDHC is able to pull

families from the waiting list, this activity update will provide the opportunity to select new families on the Section 8 Housing Choice Voucher waiting list who are not receiving SDHC rental assistance while PBV tenants remain stably housed.

AFFORDABLE HOUSING IMPACT
The initiatives contained in the FY 2027 MTW Annual Plan were designed to help SDHC continue to serve as many families as possible. The proposed update will allow SDHC to expand rental assistance to new families not receiving assistance from SDHC once funding permits.

FISCAL CONSIDERATIONS
The proposed funding sources and uses approved by this action, as specified in Section VII – Sources and Uses of Funding of the FY 2027 MTW Plan, will be included in the FY 2027 SDHC proposed budget.

SDHC STRATEGIC PLAN
This item relates to Strategic Priority 3.4 in SDHC's Strategic Plan for Fiscal Years (FY) 2026 – 2030: Creating and Preserving Housing Through Rental Assistance.

NONDISCRIMINATION ASSURANCE
At SDHC, we're about people. We are committed to ensuring a compassionate, person-centered approach to SDHC's programs, policies, projects and activities and to serving our community impartially, fairly and without bias. We are also committed to ensuring compliance with all applicable federal, state and local laws and protections to the extent that they affect this action relative to nondiscrimination.

PREVIOUS COUNCIL and/or COMMITTEE ACTION

MTW Annual Plans

On December 2, 2008, and November 21, 2008, the Housing Authority of the City of San Diego (Housing Authority) and the SDHC Board, respectively, authorized SDHC to submit an application for reactivation of SDHC's status as an MTW site and to submit SDHC's 2010 MTW Annual Plan to HUD.

On July 10, 2012, the Housing Authority approved resolution HA-1562, which delegated authority to the SDHC Board to "make amendments to and adopt Administrative Plans and MTW initiatives as authorized by San Diego Municipal Code 98.0301(d)3) and 98.0301(7)."

The SDHC Board previously has authorized the submission of MTW Annual Plans and Amendments each year for FY 2011 (July 1, 2010 – June 30, 2011) through FY 2026 (July 1, 2025 – June 30, 2026).

At the request of then-Councilmembers Georgette Gomez and Barbara Bry, pursuant to San Diego Municipal Code Section 98.0301(e)(2), the FY 2019 MTW Annual Plan was presented to and approved by the Housing Authority on April 9, 2018 (Resolution HA-1778). In this instance, once this matter was referred to the Housing Authority for final action, by the request of then-Councilmembers Georgette Gomez and Barbara Bry, in accordance with Section 98.0301(e)(2), the Chair of the Housing Authority, who is the Council President, set the matter on the next available agenda of the Housing Authority, and the action taken by the SDHC Board was advisory only. The final action on the matter was made by the full Housing Authority of the City of San Diego.

Standard Agreement

On Jun 17, 2016, the SDHC Board authorized the submission of the SDHC MTW Agreement Extension.

On May 1, 2020, the SDHC Board authorized the Amendment to Attachment C of the Standard MTW Agreement to HUD.

COMMUNITY PARTICIPATION and PUBLIC OUTREACH EFFORTS

SDHC's MTW Annual Plan and a notice of public hearing were posted for a public comment period of 30 days on December 29, 2025. To promote community and participant involvement, SDHC utilized its community engagement platform and placed notices in local newspapers, including San Diego's largest circulation newspaper. Invitation letters were sent to a group of program participants requesting their participation. Additionally, invitation letters were emailed to over 10,000 households requesting their participation. The public hearing was held on January 26, 2026, and feedback and comments from the public relating to the plan were taken into consideration.

KEY STAKEHOLDERS and PROJECTED IMPACTS

The MTW program affects current and future Housing Choice Voucher and Public Housing participants and owners. The intended impact of this program is to utilize federal dollars more efficiently, increase housing choice in the City, and encourage self-sufficiency among participants. The proposed Plan includes updates to SDHC's Occupancy Term for PBV Tenants activity to no longer provide the opportunity for MTW PBV households to convert to a tenant-based voucher and to close and end the waiting list to convert from a PBV to a tenant-based voucher.

ENVIRONMENTAL REVIEW

Approving the Fiscal Year 2027 Moving to Work Annual Plan is not a project as defined by the California Environmental Quality Act Section 15378(b) (5) as an administrative activity of government that will not result in direct or indirect physical changes in the environment. The determination that this activity is not subject to CEQA, pursuant to Section 15060(c) (3), is not appealable and a Notice of Right to Appeal the Environmental Determination (NORA) is not required. The parties agree that the provision of any federal funds as the result of this action is conditioned on the City of San Diego's final NEPA review and approval.

Respectfully submitted,

Debra Fischle-Faulk

Debra Fischle-Faulk
Senior Vice President
Community and Strategic Initiatives
San Diego Housing Commission

Approved by,

Lisa C. Jones

Lisa C. Jones
President and Chief Executive Officer
San Diego Housing Commission

Attachment: Draft Fiscal Year 2027 MTW Plan

A printed copy is available for review during business hours at the information desk in the main lobby of SDHC's offices at 1122 Broadway, San Diego, CA 92101. Docket materials are also available in the "Governance & Legislative Affairs" section of SDHC's website at www.sdhc.org

SAN DIEGO HOUSING COMMISSION

Attachment 1
(Update March 10, 2026)

Moving Forward
Moving To Work Program
Annual Plan for Fiscal Year 2027

San Diego Housing Commission
Rental Assistance Division
1122 Broadway, Suite 300
San Diego, CA 92101
www.sdhc.org

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SECTION I – INTRODUCTION AND AGENCY GOALS

MESSAGE FROM THE PRESIDENT & CEO

A stable, affordable home is the foundation for families in our community to have the opportunity to thrive in virtually every aspect of daily life, including health, work, school and community connections. In a high-cost housing market like the City of San Diego, many families with lower incomes need support and assistance to achieve essential housing stability and affordability. For the San Diego Housing Commission (SDHC), the families we serve are our primary focus every day.

Our Moving to Work (MTW) status, the flexibility it provides and the MTW initiatives we have implemented will continue to be crucial to our ongoing efforts to support these families. About 72 percent of SDHC rental assistance program households are seniors or people with disabilities. MTW flexibility and innovation are especially important as we, like many public housing authorities, experience challenging times with uncertainty about the future of federal funding for our housing assistance programs. Our commitment to innovation, which MTW status supports, and MTW's objectives will support our efforts in the years to come. We will continue to use federal resources efficiently with our core value of being strong financial stewards, help residents on their path to financial self-reliance, and improve housing choices for families with low income.

> "In an ever-changing environment with limited resources, and growing need, we remain committed to our Vision—that everyone in the City of San Diego has a home they can afford. Together with our dedicated staff, our many partners, and the San Diego community, we will continue to adapt, innovate, and deliver—for the families who need us and for our community."
> —Lisa Jones, SDHC President & CEO

We have developed a new Strategic Plan to guide our efforts. This plan outlines SDHC's focus, goals and actions for Fiscal Years 2026 – 2030. It serves as an essential guide, emphasizing resilience, to help SDHC navigate through a reality of limited resources and growing needs. During this time of profound change, SDHC remains focused on our families and our community—providing shelter for those in need, offering housing opportunities, preserving affordable homes, and strongly advocating for legislation to increase affordable housing options.

In an ever-changing environment with limited resources, and growing need, we remain committed to our Vision—that everyone in the City of San Diego has a home they can afford. Together with our dedicated staff, our many partners, and the San Diego community, we will continue to adapt, innovate, and deliver—for the families who need us and for our community. We thank the City Council, Mayor, our Board of Commissioners, our many community partners and our outstanding staff for joining us in these efforts, and we applaud the families we serve, whose stories inspire us.

Sincerely,

Lisa Jones
President & CEO
San Diego Housing Commission

SHORT-TERM AND LONG-TERM MTW GOALS

LONG-TERM GOALS

SDHC STRATEGIC PLAN FOR FISCAL YEARS 2026– 2030

The San Diego Housing Commission's (SDHC) Strategic Plan for Fiscal Years 2026 – 2030 was developed with the spirit of resiliency at its core and is the blueprint for SDHC's focus, goals and actions in the upcoming fiscal years.

It is an essential guide for SDHC to navigate through a reality defined by constrained resources and growing needs. The SDHC Board of Commissioners approved the Strategic Plan on October 10, 2025.

Vision: Everyone in the City of San Diego has a home they can afford.

Mission: The San Diego Housing Commission fosters social and economic stability by ensuring the development and preservation of quality, affordable housing solutions for San Diegans.

Purpose: Provide stable, quality housing solutions so the community can thrive.

Core Values: At SDHC, we:

- Treat our clients, staff, community, and partners fairly and with dignity, and respect.
- Commit to excellence and innovation in all we do.
- Ensure that our programs are informed by the input of those we serve.
- Commit to transparency and being strong financial stewards.
- Collaborate with partners for the best outcomes for San Diegans.

Strategic Priority Areas:

- Reimagine the Agency
- Reassess Annually
- Create and Preserve Housing
- Embody Person-Centered Operations
- Address and Prevent Homelessness

The Strategic Plan was shaped through comprehensive engagement with SDHC staff, elected officials, partners, clients and the public, including one-on-one interviews, focus group meetings, an SDHC staff survey, a public survey that received nearly 1,400 responses, and an exercise at an SDHC all-staff meeting.

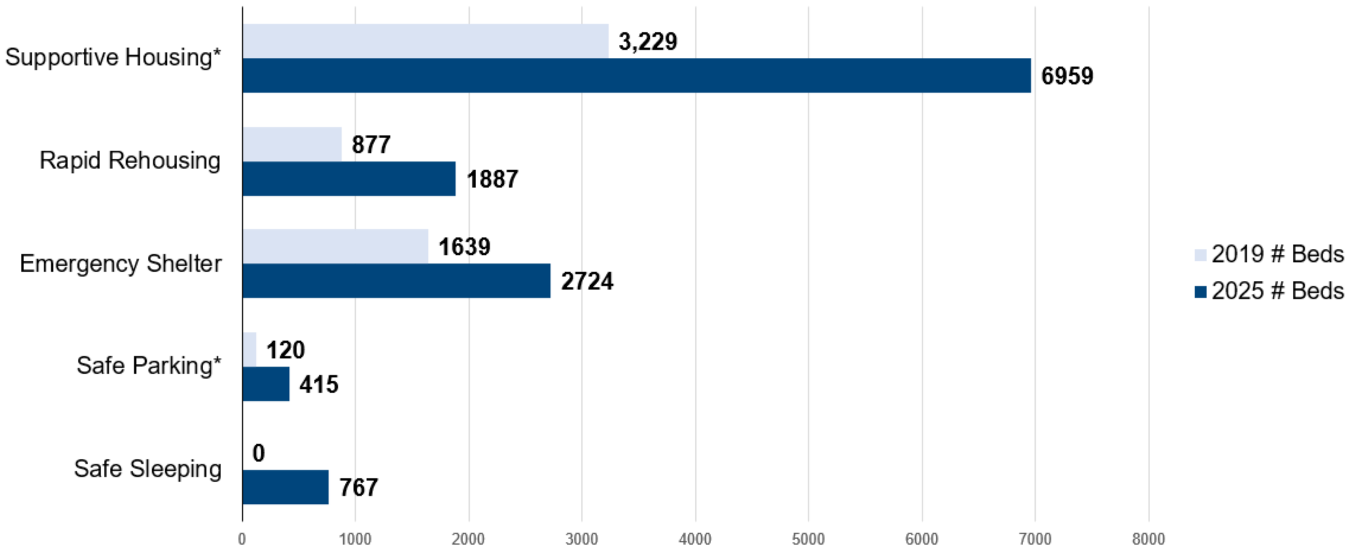
COMMUNITY ACTION PLAN ON HOMELESSNESS FOR THE CITY OF SAN DIEGO

The Community Action Plan on Homelessness for the City of San Diego (Community Action Plan) is a comprehensive, 10-year plan accepted by the San Diego City Council on October 14, 2019. It builds on progress, lays out short-term achievable goals, and serves as a guide for long-term success in addressing homelessness in the City of San Diego.

SDHC was one of the lead agencies in the creation of the Community Action Plan and continues to be one of the lead agencies in the ongoing collaborative implementation of the Community Action Plan, including a 2023 reassessment of the city's needs due to extenuating factors such as the COVID-19 pandemic and economic instability leading to increased housing instability and housing loss.

On May 20, 2025, SDHC, the City of San Diego and the San Diego Regional Task Force on Homelessness (RTFH) presented an update to the San Diego City Council about the Community Action Plan. **The update included an overall reduction in homelessness of 13.5 percent**, according to the results of the most recent Point-in-Time Count of individuals experiencing homelessness. This was cited as a measurable impact, with the city's investment in safe sleeping and safe parking sites helping to connect more unhoused individuals to resources.

Progress to Date
2019 vs. 2025 Inventory



Progress Since 2023
Needs 2023 – 2029 | By Intervention

	Needs 2023 - 2029	Resources Added 2023-2025	Remaining Needs
Crisis Response Beds	465 – 930 beds	+185 beds	280 – 745 beds
Safe Sleeping/Safe Parking	Not Identified	+813 resources	N/A
Rapid Rehousing	3,080 units	+291 beds/units	2,789 beds/units
Supportive Housing	3,520 units	+574 beds/units	2,946 beds/units
Diversion	2,700 resources annually	+893 resources (489 one-time funding)	2,296 resources annually
Prevention	2,025 resources annually	+878 resources	1,147 resources annually
Total Estimate	11,810*	3,634*	9,691*

SHORT-TERM GOALS

PATH TO SUCCESS PROPOSED UPDATE

In the FY 2026 MTW Plan Amendment, SDHC re-proposed the Path to Success activity to continue serving as many existing rental assistance families as possible while mitigating the financial risks associated with rising Housing Assistance Payment costs and insufficient funding to support existing households.

SDHC plans to implement the updates once the activity is approved by HUD. Notices will be provided to households periodically before implementation, including a final notice prior to implementation. The notice will include information on the policy updates, why the updates are being implemented, and how the updates will impact households. Households will receive their updated family contribution letters in advance of implementation. All notices will include referrals to SDHC's Achievement Academy or other SDHC partnerships with nonprofit and community-based organizations for services, including work readiness, job placement, job skills, and personal financial education, such as budgeting and credit, to help households prepare for a successful transition to the program updates.

HOMEKEY+ FUNDS AWARDED FOR AFFORDABLE HOUSING

The California Department of Housing and Community Development has announced the award of $32.4 million in Homekey+ funds to SDHC. This funding in addition to City of San Diego and the County of San Diego funds, will be utilized for the acquisition and rehabilitation of a property. The project will create 80 affordable rental housing units with supportive services for people experiencing homelessness, including veterans, and one manager's unit. SDHC has committed 40 Veterans Affairs Supportive Housing (VASH) vouchers to assist veterans at the property with their rent payments contingent on the successful purchase of the property by SDHC.

Homekey+ is the California Department of Housing and Community Development's expansion of the Homekey program, which helps support the development of permanent supportive housing for veterans, young people, and other individuals and their households with mental health and/or substance abuse challenges who are at risk of or experiencing homelessness.

SDHC plans to acquire the property at 7798 Starling Dr. in Serra Mesa, which is currently operating as short-term vacation rentals, for $37.35 million and convert it into affordable rental housing. Upon the successful completion of the final Homekey+ award process and acquisition of the property, this additional award will bring the total award of state Homekey and Homekey+ funds to SDHC to more than $137 million dollars, for a total of 689 affordable housing units supported through Homekey and Homekey+ funds.

Property	Address	SDHC Purchase or Collaboration	Homekey Funds Awarded	SDHC Rental Housing Vouchers Committed	Access to Supportive Services
Presidio Palms	2087 Hotel Circle South	SDHC Purchase	$35,000,000	161	Yes
Pacific Village	3737-3747 Midway Drive	SDHC Purchase	$16,850,000	62	Yes
The Shores at North Beach (formerly known as Abbott Street Apartments)	2147 Abbott Street	Collaboration (Wakeland Housing)	$3,900,000	13	Yes
PATH Villas El Cerrito	5476 El Cajon Boulevard	Collaboration (PATH Ventures, Bold Communities and Family Health Centers of San Diego)	$11,825,000	40	Yes
Kearny Vista	5400 Kearny Mesa Road	SDHC Purchase	$10,000,000	142	Yes
Valley Vista	1865 Hotel Circle South	SDHC Purchase	$27,700,000	190	Yes
TOTAL			**$105,275,000**	**608**	

SDHC COLLABORATIVE AFFORDABLE HOUSING DEVELOPMENTS

Furthering the goal of increasing and preserving affordable housing, the following SDHC collaborative developments are among approximately 2,408 affordable rental housing units that have received at least preliminary approval of financing from the SDHC Board of Commissioners and are pending completion:

- **Avanzando San Ysidro** (new construction) – 101 affordable units for families with low income
- **Bandar Salaam Apartments** (rehabilitation) – 67 affordable units for families with low income
- **Cuatro at City Heights** (new construction) – 115 affordable units for families with low income, including 30 veterans experiencing homelessness
- **Green Manor** (rehabilitation) – 149 affordable for seniors ages 62 and older with low income
- **Hillcrest Hall** (new construction) – 97 affordable housing units for families with low income
- **Iris Trolley Apartments** (new construction) – 63 affordable units for families with low income
- **Kindred** (new construction) – 125 affordable units for families with low income, including 59 affordable rental units with supportive service for seniors aged 55 and older experiencing homelessness
- **Market Street Apartments** (new construction) –137 affordable housing units for seniors with low income
- **Mercado Apartments** (new construction and rehabilitation) – 92 housing units of new construction and rehabilitation of 132 existing housing units for a total of 224 housing units for individuals and families with low income.
- **Navajo Family Apartments** (new construction) – 44 affordable units for families with low income
- **Palm City Transit Village** (new construction) – 78 affordable units for individuals and families with low income
- **Rose Creek Village** (new construction) – 59 affordable units for families with low income, including 18 units for veterans with extremely low-income experiencing homelessness
- **Sea Breeze Gardens** (new construction) – 266 affordable units for families with low income
- **Serra Mesa** (new construction) – 59 units for low-income households, including 30 units for veterans experiencing homelessness
- **Skyline Apartments** (new construction) – 99 affordable units for families with low income
- **Studio 15 Apartments** (rehabilitation) – 272 affordable units for families with low income
- **Swift Avenue Apartments** (new construction) – 56 units for low-income households and veterans experiencing homelessness
- **The Grant at Mission Trails Apartments** (new construction) – 47 units for low-income households and veterans experiencing homelessness
- **The Iris** (new construction, mixed income) – 99 affordable units for families with low income
- **Fourth and Penn** (new construction) – 53 affordable units for families with low income (formerly 4th Avenue Family Housing)
- **73rd Street Apartments** (new construction) – 119 units for low-income households, including 30 units for individuals experiencing homelessness
- **8th Avenue Family Housing** new construction) – 79 units for families and individuals with low income

Section II – General Operating Information

A. Housing Stock Information Matrix

I. Planned New Public Housing Units

New public housing units that the MTW PHA anticipates will be added during the Plan Year.

Asset Management Project (AMP) Name and Number	Bedroom Size						Total Units	Population Type*	Section 504 Accessible Units* Mobility	Section 504-Units* (Hearing/ Vision)
	0	1	2	3	4	5+				
N/A	0	0	0	0	0	0	0	N/A	0	0

Total Public Housing Units to be Added **0**

**The federal accessibility standard under HUD's Section 504 regulation is the Uniform Federal Accessibility Standards (UFAS) for purposes of Section 504 compliance (24 CFR 8.32). HUD recipients may alternatively use the 2010 ADA Standards for Accessible Design under Title II of the ADA, except for certain specific identified provisions, as detailed in HUD's Notice on "Instructions for use of alternative accessibility standard," published in the Federal Register on May 23, 2014 ("Deeming Notice") for purposes of Section 504 compliance, https://www.govinfo.gov/content/pkg/FR-2014-05-23/pdf/2014-11844.pdf*

** Select "Population Type" from: Elderly, Disabled, General, Elderly/Disabled, Other*

If "Population Type" is "Other" please describe:

N/A

II. Planned Public Housing Units to be Removed

Public housing units that the MTW PHA anticipates will be removed during the Plan Year.

AMP Name and Number	Number of Units to be Removed	Explanation for Removal
N/A	0	N/A

0 **Total Public Housing Units to be Removed in the Plan Year**

A. HOUSING STOCK INFORMATION MATRIX

III. PLANNED NEW PROJECT-BASED VOUCHERS

Tenant-based vouchers that the MTW PHA anticipates project-basing for the first time during the Plan Year. These include only those in which at least an AHAP will be in place by the end of the Plan Year.

PROPERTY NAME	NUMBER OF VOUCHERS TO BE PROJECT-BASED	RAD	DESCRIPTION OF PROJECT
73rd Street Apartments	30	No	Homeless
Encanto Gateway	10	No	Low-Income
Beyer Boulevard Trolley Station	30	No	Low-Income
	70	PLANNED TOTAL VOUCHERS TO BE NEWLY PROJECT-BASED	

IV. PLANNED EXISTING PROJECT-BASED VOUCHERS

Tenant-based vouchers that the MTW PHA is currently project-basing in the Plan Year. These include only those in which at least an AHAP is already in place at the beginning of the Plan Year.

PROPERTY NAME	NUMBER OF PROJECT-BASED VOUCHERS	PLANNED STATUS AT END OF PLAN YEAR*	RAD?	DESCRIPTION OF PROJECT
Take Wing	8	Leased/Issued	No	Homeless
Hollywood Palms	23	Leased/Issued	No	Low-Income
Leah Residence	14	Leased/Issued	No	Homeless
Townspeople	9	Leased/Issued	No	Homeless
Potiker	36	Leased/Issued	No	Low-Income
Alabama Manor	14	Leased/Issued	No	Low-Income
Meade	10	Leased/Issued	No	Low-Income
Santa Margarita	12	Leased/Issued	No	Low-Income
Courtyard	3	Leased/Issued	No	Low-Income
Hotel Sandford	27	Leased/Issued	No	Low-Income
Connections Housing	73	Leased/Issued	No	Homeless
Mason Hotel	16	Leased/Issued	No	Homeless
Parker-Kier	22	Leased/Issued	No	Homeless
Celadon	88	Leased/Issued	No	Homeless
Alpha Square	76	Leased/Issued	No	Homeless
New Palace Hotel	79	Leased/Issued	No	Homeless
Village North Senior	44	Leased/Issued	No	Homeless
Atmosphere	51	Leased/Issued	No	Homeless
Talmadge Gateway	59	Leased/Issued	No	Homeless
Cypress Apartments	62	Leased/Issued	No	Homeless
North Park Senior	8	Leased/Issued	No	Homeless
Quality Inn	91	Leased/Issued	No	Homeless
West Park	46	Leased/Issued	No	Homeless
The Lofts	52	Leased/Issued	No	Homeless
Zephyr Housing	84	Leased/Issued	No	Homeless
Vista Del Puente	38	Leased/Issued	No	Homeless
The Beacon	43	Leased/Issued	No	Homeless
Stella	62	Leased/Issued	No	Homeless
The Link	72	Leased/Issued	No	Homeless
San Ysidro Senior	50	Leased/Issued	No	Homeless
Hollister/Benson	82	Leased/Issued	No	Homeless
Ivy Apartments	52	Leased/Issued	No	Homeless
Ventana al Sur	25	Leased/Issued	No	Homeless
Trinity Place	73	Leased/Issued	No	Homeless

14th & Commercial	254	Leased/Issued	No	Homeless
The Helm (Front & Beech)	32	Leased/Issued	No	Low-Income
The Orchard at Hilltop	25	Leased/Issued	No	Low-Income
Milejo Village (Jamboree)	64	Leased/Issued	No	Homeless
Tranquility at the Post 310	10	Leased/Issued	No	Homeless
Valley Vista (Residence Inn Hotel Circle)	190	Leased/Issued	No	Homeless
Kearny Vista (Residence Inn Kearny Mesa)	142	Leased/Issued	No	Homeless
Hillcrest Inn	12	Leased/Issued	No	Homeless
Hacienda Townhomes	19	Leased/Issued	No	Low-Income
Shoreline	25	Leased/Issued	No	Low-Income
Tizon	44	Leased/Issued	No	Low-Income
Nestor Senior Village	73	Leased/Issued	No	Homeless
Levant Senior Cottages	70	Leased/Issued	No	Low-Income
Southwest Village	50	Leased/Issued	No	Low-Income
Puesta Del Sol (Ulric Street II)	59	Leased/Issued	No	Homeless & Low-income
Sorrento Towers	17	Leased/Issued	No	Low-Income
ADU Pilot	5	Leased/Issued	No	Low-Income
Shores at North Beach (prev Abbott Street Apartments)	13	Leased/Issued	No	Homeless
Messina Senior Apartments (prev Mt Etna)	8	Leased/Issued	No	Low-Income
Taormina Family Apartments	8	Leased/Issued	No	Low-Income
Serenade on 43rd	32	Leased/Issued	No	Low-Income
SkyLINE	30	Leased/Issued	No	Low-Income
Pacific Village	47	Leased/Issued	No	Homeless; Homeless TAY
Iris at San Ysidro	25	Leased/Issued	No	Low-Income
Terrasini Senior Apartments	8	Committed	No	Low-Income
Harrington Heights (prev 13th and Broadway 4%)	25	Leased/Issued	No	Homeless
Harrington Heights (prev 13th and Broadway 4%)	40	Leased/Issued	No	Low-Income
Harrington Heights (prev 13th and Broadway 9%)	40	Leased/Issued	No	Homeless
Cuatro at City Heights	48	Leased/Issued	No	Low-Income (multi-parcel)
Presidio Palms	161	Leased/Issued	No	Homeless; Homeless TAY
Kindred	84	Committed	No	Homeless Seniors & Low-Income
Jacaranda at 9th (prev Cortez Hill Apartments)	87	Leased/Issued	No	Homeless & Low-income
The Teralta (prev Price Humble Heart)	33	Leased/Issued	No	Low-Income
Rose Creek	9	Committed	No	Low-Income
Navajo Family Apartments	8	Committed	No	Low-Income
	3,301	**PLANNED TOTAL EXISTING PROJECT-BASED VOUCHERS**		

** Select "Planned Status at the End of Plan Year" from: Committed, Leased/Issued*

A. HOUSING STOCK INFORMATION MATRIX

V. PLANNED OTHER CHANGES TO MTW HOUSING STOCK ANTICIPATED IN THE PLAN YEAR

Examples of the types of other changes can include (but are not limited to): Units held off-line due to relocation or substantial rehabilitation, local non-traditional units to be acquired/developed, etcetera.

No planned changes to MTW Housing Stock anticipated in the Plan Year.

VI. GENERAL DESCRIPTION OF ALL PLANNED CAPITAL EXPENDITURES DURING THE PLAN YEAR

Narrative general description of all planned capital expenditures of MTW funds during the Plan Year.

SDHC does not anticipate any FY 2027 MTW capital expenditures due to funding constraints.

B. LEASING INFORMATION MATRIX

I. PLANNED NUMBER OF HOUSEHOLDS SERVED

Snapshot and unit month information on the number of households the MTW PHA plans to serve at the end of the Plan Year.

PLANNED NUMBER OF HOUSEHOLDS SERVED THROUGH:	PLANNED NUMBER OF UNIT MONTHS OCCUPIED/LEASED*	PLANNED NUMBER OF HOUSEHOLDS TO BE SERVED**
Public Housing Units Leased	2,160	180
Housing Choice Vouchers Utilized***	189,156	15,763
Local, Non-Traditional: Tenant-Based^	13,212	1,101
Local, Non-Traditional: Property-Based^	13,723	1,144
Local, Non-Traditional: Homeownership^	0	0
PLANNED TOTAL HOUSEHOLDS SERVED	**231,463**	**19,289**

* "Planned Number of Unit Months Occupied/Leased is the total number of months the MTW PHA plans to have leased/occupied in each category throughout the full Plan Year.
** "Planned Number of Households to be Served" is calculated by dividing the "Planned Number of Unit Months Occupied/Leased" by the number of months in the Plan Year.
*** "Housing Choice Vouchers (HCV) Utilized" includes all SPVs within the MTW PHA's portfolio.
^ In instances when a local, non-traditional program provides a certain subsidy level but does not specify a number of units/households to be served, the MTW PHA should estimate the number of households to be served.

LOCAL, NON-TRADITIONAL CATEGORY	MTW ACTIVITY NAME/NUMBER	PLANNED NUMBER OF UNIT MONTHS OCCUPIED/LEASED*	PLANNED NUMBER OF HOUSEHOLDS TO BE SERVED*
Tenant-Based	Sponsor-Based Subsidy Program / 2011-8	11,748	979
Tenant-Based	Transitional Project-Based Subsidy Program / 2013-6	564	47
Tenant-Based	Monarch Housing Program / 2016-1	300	25
Tenant-Based	Guardian Scholars Program / 2016-2	0	0
Tenant-Based	Homeless Shelter Beds / 2016-3	0	0
Tenant-Based	Moving On Program / 2017-1	600	50
Tenant-Based	Moving Home Program / 2018-1	0	0
Property-Based	Affordable Housing Development / 2011-4	13,723	1,144
Property-Based	Preservation of Affordable Housing in the City of San Diego / 2021-2	0	0
Homeownership	Homeownership Program / 2022-1	0	0
	PLANNED TOTALS	**26,935**	**2,245**

* The sum of the figures provided should match the totals provided for each local, non-traditional categories in the previous table. Figures should be given by individual activity. Multiple entries may be made for each category if applicable.

II. DISCUSSION OF ANY ANTICIPATED ISSUES / POSSIBLE SOLUTIONS RELATED TO LEASING

Discussion of any anticipated issues and solutions utilized in the MTW housing program listed.

HOUSING PROGRAM	DESCRIPTION OF ANTICIPATED LEASING ISSUES AND POSSIBLE SOLUTIONS
MTW Public Housing	N/A
MTW Housing Choice Voucher	N/A
Local, Non-Traditional	N/A

C. WAITING LIST INFORMATION MATRIX

I. WAITING LIST INFORMATION ANTICIPATED

Snapshot information of waiting list data as anticipated at the beginning of the Plan Year. The "Description" column should detail the structure of the waiting list and the population(s) served.

WAITING LIST NAME	DESCRIPTION	NUMBER OF HOUSEHOLDS ON WAITING LIST	WAITING LIST OPEN, PARTIALLY OPEN, OR CLOSED	PLANS TO OPEN THE WAITING LIST DURING THE PLAN YEAR
Housing Choice Voucher: Tenant-Based	Community Wide	82,848	Partially Open	No
Housing Choice Voucher: Project-Based	Community Wide	78,584	Partially Open	No
Housing Choice Voucher: Project-Based	Site-Based	8	Closed	No
Public Housing	Community Wide	71,236	Closed	No

Please describe any duplication of applicants across waiting lists:

Applicants have the opportunity to apply to multiple rental assistance programs and often appear on multiple wait lists.

II. PLANNED CHANGES TO WAITING LIST IN THE PLAN YEAR

Please describe any anticipated changes to the organizational structure or policies of the waiting lists(s), including any opening or closing of a waiting list, during the Plan Year.

WAITING LIST NAME	DESCRIPTION OF PLANNED CHANGES TO WAITING LIST
Housing Choice Voucher: Tenant-Based	Wait List will remain closed with the exception of referral-based programs that HUD requires SDHC to place on the HCV program wait list. The waiting lists for these referral programs are not open to the general public and are only accessibly by Community-Based Organization (CBO) referral.
Housing Choice Voucher: Project-Based	Wait List will remain closed
Housing Choice Voucher: Project-Based (Single)	Wait List will remain closed
Public Housing	Wait List will remain closed
Local Non-Traditional	N/A

2011-3. TWO YEAR OCCUPANCY TERM FOR PBV TENANTS – RENAMED TO OCCUPANCY TERM FOR PBV UNITS

Activity Description

This activity requires project-based voucher (PBV) residents to complete two years of occupancy before becoming eligible to receive a tenant-based voucher (TBV) and allows SDHC to determine conversion list procedures differing from current program requirements.

SDHC is re-proposing this activity to eliminate the requirement as stated in 24 CFR 983.261 to provide an offer or priority wait list placement to an MTW-PBV resident for conversion to tenant-based rental assistance, in the form of assistance under the voucher program or comparable tenant-based rental assistance. VASH PBV residents would continue to have the option to request a VASH tenant based rental assistance after a two-year occupancy term as stated in the first paragraph, subject to the availability of VASH tenant-based vouchers.

In addition, SDHC will close the MTW-PBV to TBV conversion list. Existing residents on the list will be transferred to the Section 8 waiting list with their original Section 8 date or their PBV to TBV date, whichever is earlier.

SDHC is not currently selecting new families from the Section 8 wait list to receive rental assistance. Due to insufficient funding, assistance is only available for families already enrolled in voucher programs. When funding permits and SDHC can select families from the wait list, SDHC will prioritize new families who do not already receive project based rental assistance. This activity will expand housing opportunities for those applicant families. This will reduce a new family's time on the wait list while continuing to assist families who are already stably housed and receiving assistance in their existing PBV units.

Statutory Objectives

The activity will achieve the statutory objectives of utilizing Federal expenditures more efficiently.

Anticipated Implementation Schedule

SDHC will implement the changes as soon as the activity is approved by HUD. Households on the PBV to TBV conversion list will be notified of the updates to the conversion list and their status update of the Section 8 waitlist.

Special Purpose Vouchers

This activity applies to VASH special purpose vouchers only.

Cost Implications

SDHC anticipates administrative cost savings due to not having to monitor a PBV to TBV conversion list and due to not having to process additional intakes, inspections and lease ups for the vacated PBV unit.

Need/Justification for MTW Flexibility

Authorizations of MTW Flexibility: MTW Agreement Attachment C, Section D(4) containing waivers of Sections 8(o)(6), 8(o)(13)(J) and 8(o)(16) of the 1937 Act and 24 CFR 982 Subpart E, 982.305, and 983 Subpart F. MTW Agreement Attachment C, Section D(7)(a) containing waivers of Section 8(o)(13)(B and D) of the 1937 Act and 24 CFR 982.1, 982.102, and Part 983.

Need for MTW Flexibility: MTW authorizations needed to waive the requirement to offer a PBV resident the opportunity for continued tenant-based rental assistance.

Rent Reform/Term Limit Information

Not applicable because this activity does not have a rent reform component

Section IV – Approved MTW Activities

Implemented Activites

2025-2. EXPEDITED ELIGIBILITY AND LEASING EXCEPTIONS

PLAN YEAR APPROVED	IMPLEMENTATION DATE	PLAN YEAR(S) AMENDED
Fiscal Year 2025	July 1, 2025	N/A

Activity Description

Through this activity, SDHC aims to build upon previous waivers and expand on the Housing Opportunities through Modernization Act (HOTMA) self-certifications to continue streamlining processes for new admissions to allow eligibility determinations and approval of housing to be completed in the shortest times possible and to strengthen the City of San Diego's efforts to address the housing crisis. This is essential to place vulnerable households into the limited supply of housing as it becomes available in San Diego. SDHC plans to streamline the processes for verification of legal identity and verification of income.

Activity Updates

None

Planned Non-Significant Changes

None

Planned Significant Changes

None

2025-1. RENTAL ASSISTANCE RENT REASONABLENESS

PLAN YEAR APPROVED	IMPLEMENTATION DATE	PLAN YEAR(S) AMENDED
Fiscal Year 2025	January 1, 2025	N/A

Activity Description

This activity limits project-based voucher (PBV) rents to the lowest of the payment standard or rent reasonableness. This activity will further enhance a participant's ability to maintain stability in their housing and may prevent terminations or evictions and facilitate a more contestant and predictable tenant rent.

Activity Updates

None

Planned Non-Significant Changes

None

Planned Significant Changes

None

2022-1. HOMEOWNERSHIP PROGRAM

PLAN YEAR APPROVED	IMPLEMENTATION DATE	PLAN YEAR(S) AMENDED
Fiscal Year 2022	October 1, 2021	N/A

Activity Description

Using Broader Use of Funds Authority, this Local Non-Traditional activity authorizes SDHC to utilize MTW funding toward its existing first-time homebuyer programs to assist families under 80% AMI in being able to purchase a home in the City of San Diego. The activity also offers deferred down-payment assistance loans, closing cost grants, and mortgage credit certificates. It is not anticipated that MTW funds would be used consistently, but on an as-needed basis when funding is not adequate, or there is a need for the program to be expanded.

Activity Updates

None

Planned Non-Significant Changes

None

Planned Significant Changes

None

2021-2. PRESERVATION OF AFFORDABLE HOUSING IN THE CITY OF SAN DIEGO

PLAN YEAR APPROVED	IMPLEMENTATION DATE	PLAN YEAR(S) AMENDED
Fiscal Year 2021	October 1, 2020	N/A

Activity Description

SDHC is committed to preserving affordable housing within the City of San Diego, by developing methods of financing to incentivize property owners to preserve their existing affordable housing units. This Local Non-Traditional, Property-Based activity provides financing for the preservation and rehabilitation of properties that are not owned by SDHC. Financing received through SDHC will help these property owners complete necessary health and safety upgrades to dwelling units that could normally be cost-prohibitive, leading to an increase in rent for tenants. In receiving this funding, it is ensured that properties receiving SDHC funds remain affordable to low-income families for the foreseeable future.

Activity Updates

None

Planned Non-Significant Changes

None

Planned Significant Changes

None

2021-1. ESTABLISHMENT OF ALTERNATIVE REASONABLE COST LIMITS

PLAN YEAR APPROVED	IMPLEMENTATION DATE	PLAN YEAR(S) AMENDED
Fiscal Year 2021	October 1, 2020	N/A

Activity Description

SDHC received authorization to develop alternative reasonable cost limits to include Total Development Costs (TDC) and Hard Construction Costs (HCC) for the amount of Moving to Work funds that can be contributed in SDHC's local non-traditional development and rehabilitation activities. Over the past several years, the San Diego metropolitan area had seen massive increases in the cost to develop and rehabilitate new and existing properties.

SDHC had also seen multiple projects far exceed the HUD-published limits for the San Diego region, as the Rental Housing Finance Division is a lender, conduit bond issuer, and administrator of the City of San Diego's affordable land use programs including the Inclusionary, Density Bonus, Single-Room Occupancy, and Coastal Replacement Housing ordinances. In seeking an alternative reasonable cost formula, SDHC will be able to increase its ability to ensure that more affordable units are developed or rehabilitated within the City of San Diego, which in turn will increase the number of housing choice for low-income families in support of the MTW Statutory Objective.

Activity Updates

- FY 2023: The alternative reasonable cost limits were updated using the approved activity methodology.

Planned Non-Significant Changes

None

Planned Significant Changes

None

2020-1. LANDLORD RETENTION AND INCENTIVE PROGRAM

PLAN YEAR APPROVED	IMPLEMENTATION DATE	PLAN YEAR(S) AMENDED
Fiscal Year 2020	July 1, 2019	N/A

Activity Description

The Landlord Partnership Program (LPP) aims to expand rental opportunities for families holding housing choice vouchers. This is accomplished by providing both financial and supporting incentives to landlords who rent to HCV Program participants within the City of San Diego in order to increase landlord participation. Incentives are designed to recruit new landlords and units as well as retain existing units within the portfolio of available housing. Strategies and incentives may include the following:

- **Incentive Payments:** Lump sum payment issued to Landlords for leasing to a SDHC HCV family within SDHC jurisdiction.
- **Landlord Partnership Assurance Fund:** For damages caused by tenant beyond normal wear and tear or failure to pay rent, landlords may request assurance funds to cover expenses that exceed security deposits. Landlords can access assurance funds only within first two years of new tenancy.
- **Move flexibility allowance:** In the instance of a tenant vacating a subsidized unit to move to a new unit, SDHC may cover up to five days of HAP overlap, regardless of move month, to ensure neither landlord is harmed in the process.
- **Simplified inspections:** As part of SDHC's Biennial Inspections Activity, qualified units are subject to biennial inspections instead of annual inspections. In order to ensure housing units maintain biennial status, a quality assurance (QA) plan with random QA inspections was established. These inspections are conducted with the same protocol as a regular inspection. Upon successful results, SDHC will consider the QA inspection as a successful biennial inspection.
- **Pre-Inspections:** For prospective landlords, SDHC will pre inspect vacant units and provide 60-day inspection validation.
- **Landlord Liaison team:** SDHC established a specialized team to provide quality customer service to landlords. The team is responsible for monitoring all program incentives and conducting annual program reviews with recommendations to enhance program.
- **Participant Assistance:** A dedicated team supports families in the process to ensure timely lease ups.
- **Other eligible expenses:** In FY 2022, SDHC also included other eligible expenses related to the leasing of units and recruitment/retention of HCV owners to facilitate the successful leasing and use of housing vouchers by families. This may include, but is not be limited to, application fees, processing fees, holding deposits, landlord recruitment and incentive payments, such as unit hold payments, to assist families with various up-front costs for leasing units in an expedited manner.

Activity Updates

- FY 2023: SDHC will determine maximum award for Landlord Partnership Assurance Fund per tenancy. The maximum will be determined by SDHC using the local market averages and may be adjusted for inflation.
- FY 2022: SDHC will include other eligible expenses related to the leasing of units and recruitment/retention of HCV owners. This may include, but not be limited to, application fees, processing fees, holding deposits, landlord recruitment and incentive payments such as unit hold payments.

Planned Non-Significant Changes

SDHC plans to reduce the Landlord Retention and Incentive Program incentives due to funding constraints. SDHC will pause issuing leasing incentives and scale down the Landlord Liaison Team until federal funding received is at levels that allows SDHC to sustain its current assisted families and expend funds to resume leasing incentives and staff support. This prioritizes MTW funding for assisting existing voucher families.

Planned Significant Changes

None

2018-1. MOVING HOME: A RAPID REHOUSING PROGRAM

PLAN YEAR APPROVED	IMPLEMENTATION DATE	PLAN YEAR(S) AMENDED
Fiscal Year 2018	February 1, 2018	2024

Activity Description

Using Broader Uses of Funds authority, this rapid re-housing program provides housing subsidies to individuals and households experiencing homelessness and ensures an array of resources are available to stabilize and maintain housing while working towards financial independence. Moving Home aims to reduce the length of time San Diegans remain in homeless shelters and increase the availability of beds for other persons experiencing homelessness requiring immediate shelter, while also reducing the public and personal costs of homelessness.

The activity was expanded in 2024 to include a rapid stabilization component for individuals and households experiencing a significant housing instability and are considered highly or especially vulnerable should they lose their housing.

Activity Updates

- FY 2024: The activity was reproposed to include a rapid stabilization component for individuals and households who are experiencing significant housing instability.
- FY 2020: The program MTW budget was increased to $5 million.

Planned Non-Significant Changes

SDHC plans on pausing the Moving Home Program due to insufficient funding. This will allow SDHC to dedicate its funding to assist existing MTW HCV assisted families and help mitigate funding challenges.

Planned Significant Changes

None

2017-1. THE MOVING ON PROGRAM

PLAN YEAR APPROVED	IMPLEMENTATION DATE	PLAN YEAR(S) AMENDED
Fiscal Year 2017	January 1, 2018	N/A

Activity Description

Using Broader Uses of Funds Authority, this local non-traditional activity allows SDHC to create a pilot program to provide housing subsidy to households previously experiencing homelessness transitioning from permanent supportive housing due to obtaining stability and the decreased need for intensive case management and services. The Moving On Program supports tenants who are successful in their long term housing stabilization to live more independently using a federal subsidy while accessing community based resources, as needed. Additionally, this program frees up valuable permanent supportive housing and services for persons experiencing homelessness in need of these resources.

Activity Updates

None

Planned Non-Significant Changes

As Moving On voucher utilization reduces through attrition, SDHC will not re-issue a vacated Moving On voucher to a new PSH transition family/individual. SDHC will consider re-issuing Moving On Vouchers when SDHC determines that sufficient funding is available. This will allow SDHC to dedicate its funding to assist existing MTW HCV assisted families and help mitigate funding challenges.

Planned Significant Changes

None

2016-3. HOMELESS SHELTER BEDS

PLAN YEAR APPROVED	IMPLEMENTATION DATE	PLAN YEAR(S) AMENDED
Fiscal Year 2016	July 1, 2019	N/A

Activity Description

SDHC received approval under Broader Uses of Funds Authority to subsidize shelter beds in the City of San Diego. Shelter programs serve a variety of needs and subpopulations, and SDHC will ensure that programs supported under this MTW activity will not negatively impact SDHC's statutory requirement to serve substantially the same households in its federally approved and funded programs. SDHC and regional partners have identified, similar to housing interventions, that a continua of options is needed to engage certain subpopulations, especially those that are historically hesitant to enter traditional congregate shelter. This approach aligns with the goals and practices set forth in the Community Action Plan on Homelessness for the City of San Diego. All contracted programs are required to follow Housing First principles as detailed in contracted scopes of work. In alignment with national best practices to provide low barrier shelter access, only criminal history related to life-time sex offender status and convictions resulting from manufacturing methamphetamine in federally assisted housing will be considered.

Activity Updates

- FY 2024: SDHC may provide MTW funding for homelessness sector program/services to provide shelter services and to develop and/or acquire new traditional congregate or alternative safe sheltering sites.
- FY 2022: SDHC will provide MTW funding to shelter providers through a competitive process, to develop and/or acquire new family congregate sites. In addition, the program budget will be increased to $12.8 million, based on an average cost of $52.06 per night.
- FY 2020: The program MTW budget was increased to $8 million.

Planned Non-Significant Changes

SDHC plans on pausing this program due to insufficient funding.

Planned Significant Changes

None

2016-2. THE GUARDIAN SCHOLARS PROGRAM

PLAN YEAR APPROVED	IMPLEMENTATION DATE	PLAN YEAR(S) AMENDED
Fiscal Year 2016	August 1, 2016	N/A

Activity Description

Using Broader Uses of Funds Authority, this local non-traditional activity is a partnership with the San Diego State University (SDSU) to assist students enrolled in The Guardian Scholars Program with housing. The target populations include former foster care youth, wards of the court, and unaccompanied homeless youth. SDHC provides $200,000 annually and matches up to an additional $400,000 of philanthropic funds for an aggregate total of $600,000 annually.

The Guardian Scholars Program at SDSU is a holistic support program committed to serving students are identify as current or former foster youth, wards of the court, under legal guardianship, or unaccompanied homeless youth by supporting their transition to, through and beyond SDSU.

Activity Updates

- FY2026: Funding issued to SDSU for the Guardian Scholars program was reduced by half due to insufficient funding.
- FY 2023: SDHC will determine how frequently it will revisit, based on market trends and funding availability, the compensation to award the program.
- FY 2021: A modified alternate HQS policy will be used for the units funded through the program.

Planned Non-Significant Changes

SDHC will end this program due to insufficient federal funds. Instead, SDHC will utilize its MTW funds to prioritize its existing MTW HCV assisted families.

Planned Significant Changes

None

2016-1. THE MONARCH SCHOOL PROJECT

PLAN YEAR APPROVED	IMPLEMENTATION DATE	PLAN YEAR(S) AMENDED
Fiscal Year 2016	January 1, 2016	2020

Activity Description

Using Broader Uses of Funds Authority, this local non-traditional activity created a pilot program to provide housing subsidies to families experiencing homelessness with minors enrolled in Monarch School. The Achievement Academy delivers work readiness services to the adult family members. This activity aims to increase self-sufficiency and academic success by providing a stable living situation while ensuring families receive an array of services.

The Monarch School is a public/private partnership between the San Diego County Office of Education and the Monarch School Project, a local non-profit agency. Since 1988, Monarch serves approximately 300 students annually and offers K-12 learning while delivering supportive services. Monarch removed barriers typically encountered by students experiencing homelessness and provides programs and services not offered at traditional public schools.

Activity Updates

- FY 2024: In order to prevent housing instability and encourage self-sufficiency for families participating in the Monarch Program, SDHC updated its administrative plan to detail that SDHC may provide continued assistance to families even if they no longer have a student enrolled in the Monarch School. If a family moved to a different school district or the youngest child has completed 12th grade and/or is no longer attending school continuously, SDHC will determine the appropriateness of future rental assistance and supportive services that best meets the family's needs as outlined in the SDHC Administrative Plan for the Section 8 Rental Assistance Program.
- FY 2020: Activity was re-proposed to broaden the initiative to allow for permanent supportive housing as required.
- FY 2018: Activity now utilizes the Coordinated Entry System (CES) for programmatic referrals.

Planned Non-Significant Changes

None

Planned Significant Changes

None

2015-1. MODIFY THE 40 PERCENT RENT BURDEN REQUIREMENT

PLAN YEAR APPROVED	IMPLEMENTATION DATE	PLAN YEAR(S) AMENDED
Fiscal Year 2015	February 1, 2015	N/A

Activity Description

This activity modifies the 40 percent affordability cap to 50 percent at initial lease-up in order to increase housing choice for low-income households.

Activity Updates

None

Planned Non-Significant Changes

None

Planned Significant Changes

None

2014-2. LOCAL INCOME INCLUSION

PLAN YEAR APPROVED	IMPLEMENTATION DATE	PLAN YEAR(S) AMENDED
Fiscal Year 2014	November 1, 2013	N/A

Activity Description

This activity allows for an alternate rent calculation methodology. Income from Kin-GAP, foster care payments, and adoption assistance payments are included in the determination of the household's annual adjusted income for the purposes of determining the household's rent portion. These sources of income will not be included when calculating income to determine initial program eligibility.

Activity Updates

None

Planned Non-Significant Changes

None

Planned Significant Changes

None

2013-6. TRANSITIONAL PROJECT-BASED SUBSIDIES FOR PERSONS EXPERIENCING HOMELESSNESS

PLAN YEAR APPROVED	IMPLEMENTATION DATE	PLAN YEAR(S) AMENDED
Fiscal Year 2013	January 1, 2013	N/A

Activity Description

Using Broader Uses of Funds Authority, this local non-traditional activity allows SDHC to partner with agencies to craft a short-term transitional housing program offering rapid re-housing, using flat project-based subsidies paired with supportive services that are offered by the provider agency. SDHC is currently partnering with PATH, Episcopal Community Services, and Senior Community Center in this endeavor.

Activity Updates

- FY 2024: Project Based subsidies for these programs will be awarded on a competitive basis. The exception will be if the program is housed in an SDHC-owned and/or SDHC-controlled development (for example, long-term master lease) in which case the subsidy will be awarded non-competitively, per a prior HUD-approved MTW activity.
- FY 2022: SDHC revised the maximum subsidy to be aligned with the HCV housing assistance payments per unit cost (PUC) per bed, and this may be adjusted periodically to account for rising costs of administering the program including, but not limited to, rising rental costs.
- FY 2020: A modified HQS policy will be used for the beds funded through the program.
- FY 2016: Due to the success of the activity, SDHC is expanding the program to include funding beds in addition to unit. The maximum subsidy is $700 per bed. The target populations are expanded to include homeless veterans and victims of human trafficking.
- FY 2015: RFP solicitation process to include for-profit entities in addition to non-profit entities. Additionally, SDHC may award the subsidies to an SDHC-owned development without a competitive process. Partnering agencies may utilize the VI-SPDAT model to refer applicants for the housing program.

Planned Non-Significant Changes

None

Planned Significant Changes

None

2013-4. PUBLIC HOUSING: FLAT RENT ELIMINATION

PLAN YEAR APPROVED	IMPLEMENTATION DATE	PLAN YEAR(S) AMENDED
Fiscal Year 2013	August 1, 2014	N/A

Activity Description

This activity eliminates flat rents in public housing in order to facilitate the implementation of Path to Success for public housing residents. The activity utilizes waivers allowing SDHC to determine alternative rent policies within the public housing program.

Activity Updates

None

Planned Non-Significant Changes

None

Planned Significant Changes

None

2013-2. FAMILY SELF SUFFICIENCY REINVENTION

PLAN YEAR APPROVED	IMPLEMENTATION DATE	PLAN YEAR(S) AMENDED
Fiscal Year 2013	July 1, 2013	2015

Activity Description

This activity modifies the Family Self-Sufficiency (FSS) program by revising the contract term and the escrow calculation method to coincide with the Path to Success initiative. Changes to the program include a $10,000 maximum on total escrow accumulation, escrow deposits based on outcomes achieved, and a two-year contract term with the option to extend the contract an additional three years if additional time is needed to attain goals.

Activity Updates

- FY 2026: The maximum total escrow accumulation increased to $50,000.
- FY 2022: HUD published the FSS Program Final Rule effective June 16, 2022. SDHC adopted the final rule but kept the flexibilities approved under this existing activity.
- FY 2015: The activity was re-proposed to allow an adult household member to enroll in the program as the sole participant.
- FY 2014: The FSS Action Plan detailing the flat escrow deposit feature of the program is pending submission to HUD for approval. The flat escrow deposit schedule containing the outcomes and the corresponding deposit amounts will be further described in the Fiscal Year 2013 MTW Annual Report.

Planned Non-Significant Changes

None

Planned Significant Changes

None

2013-1. MTW VASH PROGRAM

PLAN YEAR APPROVED	IMPLEMENTATION DATE	PLAN YEAR(S) AMENDED
Fiscal Year 2013	August 1, 2012	2025

Activity Description

On May 27, 2010 SDHC received regulatory and statutory waivers from the Housing Voucher Management and Operations Division of HUD for administration of the HUD-VASH Voucher Program using certain elements of MTW authority. This activity allows SDHC to use its MTW flexibilities to implement policies to ease administration and provide benefits to VASH participants, while ensuring that VASH protections remain.

- **Criminal History Review**: VASH applicants are subject to a less stringent review of criminal history than all other HCV program applicants. However, when a VASH applicant or participant wishes to add a member to the household, the new member is held to the higher standard. Under this activity, any adult the VASH applicant or participant wishes to add to the household has a reduced criminal history initial requirement: no violent or drug-related criminal activity in the two years preceding application. The reduced criminal history requirements for family members still preclude individuals from participating in the program if subject to registration as a sex offender.
- **Minimum Rents**: Minimum rents for VASH participants is zero dollars for the duration of their time in the program. All other aspects of how a tenant's rent portion is calculated will remain the same.
- **Income Garnishments**: Income garnishments are not counted as income for the first 12 months of program participation if requested by the applicant.
- **Utility Reimbursements**: Utility reimbursements are not a part of the SDHC VASH program to coincide with SDHC's rental assistance program administration.
- **Biennial Inspection Cycle**: VASH participants are eligible for the biennial inspection cycle to coincide with SDHC's rental assistance program administration.
- SDHC received approval on April 1, 2020 to have VASH payment standards tied to 120% of payment standards.

Activity Updates

- FY 2025: The minimum rent for VASH participants was eliminated.

Planned Non-Significant Changes

None

Planned Significant Changes

None

2012-3. MODIFY FULL-TIME STUDENT DEFINITION

PLAN YEAR APPROVED	IMPLEMENTATION DATE	PLAN YEAR(S) AMENDED
Fiscal Year 2012	December 1, 2011	N/A

Activity Description

This activity modifies the definition of full-time student to include only students aged 18 to 23 who are not the head, spouse, or co-head. Household members meeting the revised full-time student definition will receive a 100 percent employment income exclusion. All students, regardless of age or familial status, will be eligible for a graduation incentive wherein proof of graduation can be submitted in exchange for a monetary award. The activity utilizes waivers allowing SDHC to calculate rents using alternative methodologies.

Activity Updates

None

Planned Non-Significant Changes

None

Planned Significant Changes

None

2012-2. BIENNIAL REEXAMINATION SCHEDULE

PLAN YEAR APPROVED	IMPLEMENTATION DATE	PLAN YEAR(S) AMENDED
Fiscal Year 2012	July 1, 2012	N/A

Activity Description

This activity provides authorization for a biennial reexamination schedule. All households in Path to Success, HUD special purpose vouchers, Project Based Vouchers, and SDHC's Local Non-Traditional rent subsidy programs are on a biennial reexamination schedule. Any changes in payment or subsidy standards and/or voucher size will be applied for households beginning no later than the earliest of:

1. The effective date of an increase in the gross rent that would result in an increase in the family share;
2. The family's first regular or interim reexamination.

Activity Updates

- FY 2020: A technical amendment was approved in April 2020 to allow for modifications to the activity during periods of emergency operations.
- FY 2016: The Elderly/Disabled population converted to a biennial reexamination schedule effective July 1, 2015.

Planned Non-Significant Changes

None

Planned Significant Changes

None

2012-1. PATH TO SUCCESS

PLAN YEAR APPROVED	IMPLEMENTATION DATE	PLAN YEAR(S) AMENDED
Fiscal Year 2012	July 1, 2013 (Rent Reform) November 1, 2013 (Portability)	2014, 2019, 2024

Activity Description

Path to Success is a comprehensive rent reform activity that utilizes a tiered rent structure with progressive increases to minimum rents for Work-Able families. Families defined as Elderly/Disabled receive streamlining measures only. The activity also eliminates deductions and streamlines allowances for both populations.

Activity Updates

- FY2026: The activity was re-proposed in a Plan Amendment to remove the tiered income band, update the minimum family contribution amount, and update the total tenant payment percentage for households. The Plan Amendment is being reviewed by HUD.
- FY 2024: The activity was re-proposed to modify the age of elderly from 55 years to 62 years.
- FY 2020: A technical amendment was approved in April 2020 to allow for modifications to the activity during periods of emergency operations.
- FY 2019: The activity was re-proposed to increase minimum rents for Work-Able families and modify income bands to $5,000 for all ranges.
- FY 2014: The activity was re-proposed to include a local portability policy. The local portability policy component of the activity was implemented effective November 1, 2013. The standard HCV calculation may be used in PBV complexes serving special needs populations.

Planned Non-Significant Changes

None

Planned Significant Changes

None

2011-8. SPONSOR-BASED SUBSIDIES FOR PERSONS EXPERIENCING HOMELESSNESS

PLAN YEAR APPROVED	IMPLEMENTATION DATE	PLAN YEAR(S) AMENDED
Fiscal Year 2011	July 1, 2011	2013, 2017

Activity Description

This local, non-traditional activity uses Broader Uses of Funds Authority to provide subsidies to individuals experiencing homelessness. The program works in partnership with non-profit organizations to combine comprehensive supportive services with permanent housing. Examples of services provided include outreach, case management, job skills and employment training, health and wellness education, and legal assistance. Sponsor based vouchers differ from project-based vouchers by allowing the vouchers to be attached to a sponsoring agency rather than a unit or development. The following components are included in this program:

1. 1,000 subsidies are allocated to the program.
2. Participants are not provided with a tenant-based Housing Choice Voucher upon exiting the program.
3. The rent portion is calculated at 28.5 percent of gross monthly income (no allowances or deductions).
4. SDHC may apply the Path to Success rent calculation structure to a specific allocation of subsidies.
5. The populations served under this program were expanded to include individuals and families.
6. Subsidies may be utilized as tenant-based subsidies or using a project-based structure, although the assistance remains connected to the sponsoring agency.
7. Subsidies may fund individual units, beds, or rooms. Rooms may be located in a group home, serving minors with adequate oversight provided by the sponsor.
8. Subsidies may be awarded to SDHC without a competitive process.
9. Both non-profit and for-profit organizations may be awarded subsidies under a competitive process. An exception to this policy is the ability to award non-competitively if previous solicitations do not yield viable opportunities to award the subsidies.

Activity Updates

- FY 2017: Re-proposed the activity to streamline the subsidy calculation process using Path to Success rent calculations and expands the populations served to include individuals and families.
- FY 2016: RFP solicitation process includes for-profit entities in addition to non-profit entities. Additionally, SDHC may award subsidies to an SDHC-owned development without a competitive process. Partnering agencies may utilize the VI-SPDAT model to refer applicants for the housing program. Due to the success of the activity, SDHC is expanding the program to include funding beds in addition to units. A modified alternate HQS policy will be used for the beds funded through the program.
- FY 2013: Re-proposed to allow SDHC to allocate additional vouchers to the program, broaden the definition of homelessness, and apply MTW flexibilities to the rent calculation methodology.

Planned Non-Significant Changes

None

Planned Significant Changes

None

2011-7. DEVELOPMENT OF PUBLIC HOUSING UNITS USING A COMBINATION OF FUNDS

PLAN YEAR APPROVED	IMPLEMENTATION DATE	PLAN YEAR(S) AMENDED
Fiscal Year 2011	July 1, 2010	N/A

Activity Description

This activity allows SDHC to develop additional public housing through acquisition or rehabilitation using a combination of funds without a competitive process.

Activity Updates

- FY 2014: Waivers corrected in the FY 2012 Report to include: MTW Agreement Attachment C, Section B(1)(b)(ii), B(1)(b)(vii) and B(1)(b)(viii) containing waivers of Section 8 and 9(g)(3) of the 1937 Act and 24 CFR 982 and 990. MTW Agreement Attachment C, Section C(13) containing waivers of 24 CFR 941.40.
- FY 2013: This activity was combined with the FY 2010 Public Housing Development Activity.

Planned Non-Significant Changes

None

Planned Significant Changes

None

2011-6. MODIFY EIV INCOME REVIEW SCHEDULE

PLAN YEAR APPROVED	IMPLEMENTATION DATE	PLAN YEAR(S) AMENDED
Fiscal Year 2011	August 1, 2010	N/A

Activity Description

This activity allows SDHC to utilize the EIV report only when processing full reexaminations of household composition, income, and assets according to the Biennial Reexamination Cycles. Waivers allow SDHC to adopt and implement policies for verifying family income and determining resident eligibility differing from current program requirements. The requirement to use the EIV report during interim certifications is eliminated.

Activity Updates

None

Planned Non-Significant Changes

None

Planned Significant Changes

None

2011-4. AFFORDABLE HOUSING DEVELOPMENT

PLAN YEAR APPROVED	IMPLEMENTATION DATE	PLAN YEAR(S) AMENDED
Fiscal Year 2011	July 1, 2010	2014

Activity Description

This local, non-traditional activity uses SDHC's Broader Uses of Funds Authority to develop affordable housing in the City of San Diego using MTW funds. The units developed may be any bedroom size and located within the City of San Diego and may be rented to families at or below 80% of Area Median Income (AMI). Methods of development include but are not limited to: acquisition, rehabilitation, preservation, funding pre-development activities, and gap financing.

Activity Updates

- FY 2022: Any income that is generated from SDHC-owned properties developed through this activity will be used for MTW-approved purposes like affordable housing.

- FY 2021: Any income that is generated from SDHC-owned properties developed through this initiative will be used for affordable housing purposes.
- FY 2020: SDHC is utilizing this activity to develop accessory dwelling units (ADUs) per local ordinances to increase affordable housing options in the City of San Diego.
- FY 2014: Re-proposed to expand the methods of affordable housing development.
- FY 2012: Clarify that this activity will be to preserve as well as acquire affordable housing in the City of San Diego.

Planned Non-Significant Changes

None

Planned Significant Changes

None

2011-2. AUTHORIZE COMMITMENT OF PBV TO SDHC-OWNED UNITS

PLAN YEAR APPROVED	IMPLEMENTATION DATE	PLAN YEAR(S) AMENDED
Fiscal Year 2011	October 1, 2010	N/A

Activity Description

This activity streamlines the process to commit project-based vouchers to SDHC-owned units by using waivers that allow SDHC to project-base units using a non-competitive process. This activity also allows SDHC to conduct HQS inspections and rent reasonableness determinations for SDHC-owned units in a project-based development.

Activity Updates

None

Planned Non-Significant Changes

None

Planned Significant Changes

None

2011-1. ALLOW LOWER RENTS FOR NON-ASSISTED UNITS IN SDHC OWNED DEVELOPMENTS

PLAN YEAR APPROVED	IMPLEMENTATION DATE	PLAN YEAR(S) AMENDED
Fiscal Year 2011	October 1, 2010	N/A

Activity Description

This activity allows SDHC to use a revised rent reasonableness protocol to determine rent reasonableness for assisted units in developments owned by SDHC and by SDHC's limited liability companies. Rent Reasonableness for the voucher assisted units is determined by comparisons to similar units in the surrounding neighborhoods rather than within the development. For developments it owns, SDHC may charge lower rents for non-assisted units than for units assisted by a tenant-based or project-based voucher in the same complex. This would be done in circumstances to preserve or create affordable units for low income families by offering non-assisted units at below-market rents.

Activity Updates

None

Planned Non-Significant Changes

None

Planned Significant Changes

None

2010-9. EXPAND THE PROJECT-BASED VOUCHER PROGRAM

PLAN YEAR APPROVED	IMPLEMENTATION DATE	PLAN YEAR(S) AMENDED
Fiscal Year 2010	September 1, 2009	2015

Activity Description

This activity expands SDHC's Project Based Voucher program to increase housing choice and serve persons experiencing homelessness and low-income households in the City of San Diego. This activity includes the following flexibilities and strategies.

- Collaborate with local developers and non-profit housing providers to increase the production of affordable housing by providing project-based vouchers as long-term subsidies. The provision of supportive services may be required in the PBV development.
- Increase the range of options available to low-income households living in high-poverty areas by allowing SDHC to approve exception payment standards for PBV developments without requiring HUD approval. SDHC's jurisdiction contains pockets for neighborhoods with high FMRs, and approving exception payment standards exceeding 110% of FMR increases viable low-income housing options in affluent sectors of the City. SDHC will determine exception areas based on the average percent below the poverty line in contiguous census tracts. The average percent below the poverty line must be less than 30 percent of the published AMI in no less than two contiguous census tracts. The maximum contract rent per unit will adhere to rent reasonableness requirements and apply only in project-based developments to ensure cost effectiveness.
- Designate greater than 20 percent of SDHC's voucher allocation as PBV with a maximum allotment of 5 percent of total vouchers authorized as PBV per year.
- Expand the use of PBV by increasing the permissible percentage of subsidized units in a single development from 25 percent to 100 percent. The number of designated PBV units in a contract may increase outside of the initial term of the contract.
- In conjunction with programs such as Neighborhood Stabilization Program, SDHC may apply creative measures utilizing PBV to increase housing opportunities in vacant and foreclosed properties in the community.
- Allow for project-specific waiting lists maintained by the owners or non-profit providers in compliance with agency standards.
- SDHC and/or the developer may require the resident to participate in supportive services as a condition of tenancy.

Activity Updates

- FY 2026: New PBV developments may use Certificate of Occupancy or Temporary Certificates of Occupancy in lieu of an initial HQS inspection for units. This allows for inspections that have been performed to satisfy Tax Credit or HOME program requirements, as well as inspections by other governmental agencies that are substantially equivalent to HQS requirements. Subsequent inspections shall follow the standard biennial HQS process. When a family, in any given development, is determined by SDHC as occupying a wrong-size unit, or a unit with accessibility features that the family does not require, or doesn't have accessibility features it needs, and/or the unit is needed by a family that requires the accessibility features, continued housing assistance will be offered within the same development or another development with comparable supportive services, as applicable. This will ensure that families who need supportive services to maintain housing stability will continue to receive those services.
- FY 2024: In alignment with national best practices and housing first principles, engagement in supportive services is not a condition of tenancy. However, project-based programs that service special populations are expected to make available a variety of supportive services to best meet a specific population's needs. These expectations are memorialized in contract documents.
- FY 2022: New PBV developments focused on Permanent Supportive Housing (PSH) may use Certificates of Occupancy or Temporary Certificates of Occupancy in lieu of an HQS inspection for units. This allows for inspections that have been performed for satisfying Tax Credit or HOME program requirements, as well as inspections by other governmental agencies that are substantially equivalent to HQS requirements. Subsequent inspections shall follow the standard biennial HQS process.

- FY 2021: SDHC changed the rent change period from HAP anniversary month to reexamination month. This will further streamline the process by allowing rent increases to be processed concurrently with the reexamination on the optimized reexamination effective date.
- FY 2015: Re-proposed activity to adopt additional flexibilities to require residents to participate in supportive services as a condition of tenancy; allow project-specific waiting lists maintained by the owners or non-profit providers; approve exception payment standards exceeding 100 percent of the FMR without requirement HUD approval; increase the number of designated PBV units in a contract after the first three years of the contract have elapsed.

Planned Non-Significant Changes

SDHC plans to waive the requirements under 24 CFR 983.206 only in circumstances when SDHC converts existing project-based voucher units to RAD project-based voucher units through the Restore Rebuild process. There will be very minimal tenant impact because current tenants may continue to occupy their units and will see minimal changes, and the CFR has already been waived under this activity through the original activity proposal.

Planned Significant Changes

None

2010-7. ADOPT A LOCAL INTERIM CERTIFICATION POLICY

PLAN YEAR APPROVED	IMPLEMENTATION DATE	PLAN YEAR(S) AMENDED
Fiscal Year 2010	October 1, 2009	2012

Activity Description

This activity modifies SDHC's local interim reporting policy. The policy applies to non-elderly/non-disabled households and limits the number of interim adjustments to income to once in a 12-month timeframe. Additionally, decrease of income interims will be granted only if the loss of income is through no fault of the family, the decreased income results in a decrease to the rent portion greater than 20 percent, the decrease is not due a sanction on public assistance income, and the family provides verification of eligibility or ineligibility for unemployment benefits if the reduced income is due to loss of employment. If it is determined that a reduction of rent is warranted, the reduced rent will begin the first of the month after receipt of all verifications of decrease and any replacement income.

In order to hold elderly and disabled households harmless, including VASH and EHV households, these households may continue to report income decreases as they occur. If the income reduction will last 90 days or more and the reduction of rent is warranted, the reduced rent will begin effective the first of the following month after all verifications are received.

For all households:
When a change of family composition is reported in a timely manner, the effective date of the rent portion change are as follows:

- Income of newly added household members will be included and increases in the tenant's rent due to family changes are effective on the first of the next month, after at least 30 days' notice to the family.
- Decreases in the tenant rent are effective the first of the month following the month in which verifications are received.

When family composition change is not reported timely by the family, or when there is a mandatory reporting requirement for an income change and it is not reported timely, the effective date of the rent portion changes are as follows:

- Income of newly added household members will be included and the increase in tenant rent will be effective retroactive to the date it would have been effective had it been reported in a timely manner. The family will be liable for any overpaid HAP and may be required to sign a repayment agreement or make a lump sum payment.
- Decreases in tenant rent will be effective on the first of the month following the month that all verifications are received.

Activity Updates

- FY 2020: A technical amendment was approved in April 2020 to allow for modifications to the activity during periods of emergency operations.

- FY 2018: Effective July 1, 2018, SDHC eliminated the “No Fault of Your Own” policy as a reason to deny an interim request for a decrease in the rent portion. A review and analysis of the policy indicated minimal benefits.
- FY 2015: The policy applies to work-able families as defined under Path to Success. The activity utilizes the authority to implement an interim certification protocol differing from current mandates, thus allowing for locally driven policies concerning income change interims for families categorized as “Work-Able.”
- FY 2012: Re-proposed to adopt a policy stating an interim adjustment of income will not be processed unless the change to the rent portion is greater than 20 percent and the loss of income must not occur through fault of the family. Baselines, benchmarks, and metrics were modified in the Fiscal Year 2012 Plan Amendment due to the re-proposal.

Planned Non-Significant Changes

None

Planned Significant Changes

None

2010-6. Simplify Income and Asset Verification Systems

Plan Year Approved	Implementation Date	Plan Year(s) Amended
Fiscal Year 2010	October 1, 2009	2016

Activity Description

This activity simplifies the requirement to verify income and assets for housing choice voucher and public housing participants in order to reduce administrative time spent verifying income and assets and to reduce the rate of income calculation errors. The activity utilizes the authority to adopt and implement policies to calculate the rent differing from program requirements. At admission and subsequent reexaminations, SDHC accepts self-certification if participant or applicant declares assets to be less than $100,000 and that they do not own a home suitable for occupancy by the participant or applicant. Third-party verification is not required. SDHC also accepts documents provided by applicants and participants without requiring third-party verification at admission or subsequent reexaminations.

Activity Updates

- FY 2016: Re-proposed activity to eliminate assets from the rent calculation regardless of the method of acquisition or disposal and to disallow homeownership as criterion for program eligibility and ongoing participation.
- FY 2011: SDHC instituted an alternative data collection methodology requiring staff to only complete the tracking log for one cycle over the course of the applicable fiscal year.

Planned Non-Significant Changes

None

Planned Significant Changes

None

2010-5. Standardize Utility Allowances

Plan Year Approved	Implementation Date	Plan Year(s) Amended
Fiscal Year 2010	January 1, 2010	N/A

Activity Description

The activity authorizes a simplified utility allowance structure where the utility allowance amount is based on whether or not the family is responsible for the water/sewer portion of the utilities. The standardized utility allowance schedule reduces the administrative burden related to applying the correct utility allowances during the rent calculation process as well as reduces administrative errors.

Activity Updates

- FY 2024: Eliminated utility reimbursement payments and the utility allowance schedule requirement and removed the requirement to collect, analyze, and report information on utility responsibilities for all households participating in Path to Success.

Planned Non-Significant Changes

None

Planned Significant Changes

None

2010-4. CHOICE COMMUNITIES

PLAN YEAR APPROVED	IMPLEMENTATION DATE	PLAN YEAR(S) AMENDED
Fiscal Year 2010	January 1, 2010	2012, 2018

Activity Description

This activity provides incentives and assistance to MTW program participants aspiring to move to areas of opportunity. SDHC uses the following approaches:

1. Security Deposit Loan Assistance

   Subject to funding availability and under SDHC's established hardship policy, SDHC may offer a Security Deposit Loan Program to Housing Choice Voucher families:
   - Households designated as Elderly/Disabled under SDHC's Path to Success policy and
   - Subsidized unit was recently deemed uninhabitable due to unforeseen circumstances or situations beyond the family's control
2. SDHC Mobility provides monthly housing search assistance workshops to assist voucher families learn techniques to search for rental homes, understand the lease process, and prepare for their housing search.

Activity Updates

- FY 2025: Effective July 2024, SDHC transitioned from a grouped/tiered zip code methodology to payment standards by individual zip code.
- FY 2018: Re-proposed to increase flexibility related to determining payment standards. Payment standards are informed by hypothetical SAFMRs published by HUD.
- FY 2016: A different MTW activity increased the allowable rent burden to 50 percent program wide. The 40 percent rent burden element of this activity was eliminated.
- FY 2012: Re-proposed to adopt a policy allowing SDHC to calculate payment standards below 90 percent of the FMR in high-poverty areas.

Planned Non-Significant Changes

The Housing Commission intends to continue to use its MTW flexibility when determining adjusted payment standards, as analyses may support decreases to less than 90% and/or increases to more than 120% of FMR. SDHC will align with HUD's review requirements. This flexibility continues to remain critical to align payment standards with real time rental market conditions and available budget authority, enabling SDHC to preserve program sustainability and maximize the number of households served.

SDHC will no longer monitor the lease up success rate for the purpose of this activity and will no longer monitor the number and percentage of families who are paying more than 40% of their adjusted annual income towards rent for the purpose of this activity.

Planned Significant Changes

None

2010-2. AUTHORIZE SDHC TO INSPECT AND DETERMINE RENT REASONABLENESS FOR SDHC OWNED PROPERTIES

PLAN YEAR APPROVED	IMPLEMENTATION DATE	PLAN YEAR(S) AMENDED
Fiscal Year 2010	July 13, 2009	N/A

Activity Description

Federal regulations require a third party contractor to perform annual inspections on SDHC-owned units. This activity permits SDHC to conduct inspections and determine rent reasonableness for SDHC-owned properties.

Activity Updates

None

Planned Non-Significant Changes

None

Planned Significant Changes

None

2010-1. IMPLEMENT A REVISED INSPECTION PROTOCOL

PLAN YEAR APPROVED	IMPLEMENTATION DATE	PLAN YEAR(S) AMENDED
Fiscal Year 2010	October 1, 2009	N/A

Activity Description

This activity reduces the number of required inspections by placing units on a Biennial Inspection Cycle and allowing owners to self-certify Housing Quality Standards (HQS) for minor fail items for all inspection types. The activity enables SDHC to utilize Federal expenditures more efficiently.

Activity Updates

- FY 2020: A technical amendment was approved in April 2020 to allow for modifications to the activity during periods of emergency operations.
- FY 2017: Guardian Scholars program, Monarch School Housing program, and Transitional Project-Based Subsidies for the Homeless Program placed on the biennial inspection cycle.
- FY 2016: Through the initiative, SDHC will modify the requirements to "gain entry" every 24 months to make a "first attempt to access" the unit every 24 months to comply with Federal requirements. Sponsor-Based subsidy program, Family Unification Program, and all Project Based Vouchers were placed on the biennial inspection cycle.
- FY 2015: Implemented biennial inspections cycle for all tenant-based participants, including VASH and NED programs.
- FY 2014: Results for HQS inspections occurring before implementation of the activity may not be considered for purposes of placement on the biennial inspection cycle.

Planned Non-Significant Changes

None

Planned Significant Changes

None

NOT YET IMPLEMENTED ACTIVITIES

2023-1. BLENDED SUBSIDIES IN FAIRCLOTH-TO-RAD CONVERSIONS

PLAN YEAR APPROVED	IMPLEMENTATION DATE	PLAN YEAR(S) AMENDED
Fiscal Year 2023	Not Yet Implemented	N/A

Activity Description

SDHC received permission for blended subsidies using MTW funds for Faircloth to RAD conversions. SDHC is actively involved in creating and preserving additional affordable housing within the City of San Diego in other approved MTW activities through acquisitions, rehabilitations, and new developments. In addition, SDHC has an active activity relating to public housing development. Documentation from the PIH office of Capital Improvements, as of September 30, 2021, showed that SDHC had an availability of 1,220 units remaining under the Faircloth limit.

SDHC is researching opportunities where a Faircloth-to-RAD conversion would be feasible. This activity would be utilized to make up the difference between the combined tenant paid portion and the RAD HAP subsidy up to the contract rent for converted units.

Implementation Date Timeline

None

Status Update

SDHC is actively reviewing options to implement this activity

Description of Non-Significant Changes/Modifications Since Approval

None

ACTIVITIES ON HOLD

2010-8. ESTABLISH AN HCV HOMEOWNERSHIP PROGRAM

PLAN YEAR APPROVED	IMPLEMENTATION DATE	PLAN YEAR(S) AMENDED	HOLD DATE
Fiscal Year 2010	October 1, 2009	N/A	July 1, 2014

Activity Description

This activity assisted income-eligible HCV participants with purchasing a home. Housing assistance payments are utilized to assist with a mortgage payment rather than as a rental payment. Incentives to purchase a foreclosed home are also program components. Waivers were enacted to modify the eligibility requirements for the program related to the minimum monetary threshold for savings accounts as well as implement the incentives for purchasing foreclosed homes.

Reason Placed on Hold

The program was placed on hold due to decreasing housing stock and the resulting increasing housing prices, thus creating a housing market no longer accessible to low-income Housing Choice Voucher participants. New applications were no longer accepted effective July 1, 2014. Families currently participating in the program continue to receive assistance.

Status Update

None

Anticipated Reactivation Timeline

SDHC will evaluate the program annually to determine the feasibility of re-activating the program. Criterion to be evaluated will include the level of available housing stock, median housing process, and the administrative capacity to increase the number of Housing Choice Voucher homeowners.

Explanation of Non-Significant Changes/Modification

Not Applicable

CLOSED OUT ACTIVITIES

CLOSED OUT ACTIVITIES

2014-4. Housing Subsidy Program for Homeless Youth

PLAN YEAR APPROVED: 2014 **IMPLEMENTATION DATE:** N/A

RE-PROPOSED: N/A **DATE CLOSED OUT:** JULY 1, 2022

DESCRIPTION

Using Broader Uses of Funds Authority, SDHC created a time-limited pilot program to provide flat housing subsidies while a partnering agency delivers supportive services such as job placement, education, training, and case management.

REASON(S) CLOSED OUT

The activity was not implemented. SDHC published several competitive solicitations to procure a partner agency without success. Due to the inability to award a contract, SDHC closed out the activity.

2014-1. Transitional Subsidy Program for Homeless Veterans

PLAN YEAR APPROVED: 2014 **IMPLEMENTATION DATE:** JAN 01, 2014

RE-PROPOSED: N/A **DATE CLOSED OUT:** OCT 01, 2014

DESCRIPTION

Using Broader Uses of Funds Authority, SDHC partners with Veteran's Village of San Diego (VVSD) to craft a transitional housing program using flat subsidies paired with supportive services. SDHC provides the housing subsidy while VVSD provides the supportive services.

REASON(S) CLOSED OUT

Veteran's Village of San Diego, the intended partnering agency for the program, indicated a preference to pursue an alternative rental subsidy program.

2013-9. New Public Housing Transition

PLAN YEAR APPROVED: 2013 **IMPLEMENTATION DATE:** N/A

RE-PROPOSED: N/A **DATE CLOSED OUT:** SEP 30, 2013

DESCRIPTION

Families transitioning out of a state-aided rental assistance program (25% TTP) to the public housing program (30% TTP) receive a transition period during which the families pay more than 25 percent but less than 30 percent of adjusted household income toward the rent portion before moving to 30 percent at the end of the transition period.

REASON(S) CLOSED OUT

The flexibility requested under this initiative will not be required.

2013-5. Homeless Veteran Project-Based Subsidy Program

PLAN YEAR APPROVED: 2013 **IMPLEMENTATION DATE:** N/A

RE-PROPOSED: N/A **DATE CLOSED OUT:** SEP 30, 2013

DESCRIPTION

Creates a local, non-traditional project-based subsidy pilot program to provide housing to veterans who are either not yet ready to enter a more regulated program or who temporarily exit a program. SDHC partners with Veteran's Village of San Diego for this activity.

REASON(S) CLOSED OUT

Veteran's Village of San Diego determined the activity as neither economically advantageous nor viable under current circumstances and requested permission to close out the activity.

2013-3. Elimination of 100% Excluded Income from the Income Verification Process

PLAN YEAR APPROVED: 2013 **IMPLEMENT DATE:** SEP 01, 2012

RE-PROPOSED: N/A **DATE CLOSED OUT:** JULY 01, 2020

DESCRIPTION

Removes the requirement to verify and enter excluded income into the rent calculation formula and subsequently on the HUD 50058.

REASON(S) CLOSED OUT

Activity had originally been reactivated due to the expiration of PIH Notice 2013-03. A Final Rule FR 5743-F-03 was published, reactivating the streamlining measure.

2012-4. PROJECT-BASED SUBSIDY PROGRAM FOR THE HOMELESS

PLAN YEAR APPROVED: 2012 **IMPLEMENTATION DATE:** N/A

RE-PROPOSED: N/A **DATE CLOSED OUT:** DEC 31, 2014

DESCRIPTION

Using Broader Uses of Funds Authority, SDHC created a program which provides a flat subsidy based on the number of authorized units in the development; all program administration is performed by the development owner with monitoring and auditing performed by SDHC.

REASON(S) CLOSED OUT

SDHC determined the program structure as not advantageous to the agency's approach to ending homelessness on the City of San Diego. Efforts are focused in other development capacities.

2011-10. BROADER USES OF FUNDS FOR IDAS

PLAN YEAR APPROVED: 2011 **IMPLEMENTATION DATE:** JUL 01, 2010

RE-PROPOSED: N/A **DATE CLOSED OUT:** JUN 30, 2011

DESCRIPTION

SDHC received permission to utilize MTW broader use of funds authority to subsidize IDAs not authorized by federal regulations.

REASON(S) CLOSED OUT

The activity is a Section 8 activity not requiring regulatory waivers or broader uses of funds authority, but rather single-fund flexibility. The activity is no longer active.

2011-9. ENHANCE FAMILY SELF-SUFFICIENCY PROGRAM

PLAN YEAR: 2011 **IMPLEMENTATION DATE:** OCT 01, 2010

RE-PROPOSED: N/A **DATE CLOSED OUT:** JUL 01, 2014

DESCRIPTION

In the event the head of household is unable to enroll in the FSS program (such as due to a disability), an adult household member may enroll in the program as the sole participant.

REASON(S) CLOSED OUT

Per HUD's recommendation, the initiative will be combined with the FSS Reinvention activity via a re-proposal in the Fiscal Year 2015 MTW Annual Plan.

2011-5. DISREGARD RETIREMENT ACCOUNTS

PLAN YEAR: 2011 **IMPLEMENTATION DATE:** AUG 01, 2010

RE-PROPOSED: N/A **DATE CLOSED OUT:** JUN 30, 2015

DESCRIPTION

SDHC disregards retirement accounts when verifying an applicant or participant's assets.

REASON(S) CLOSED OUT

The re-proposal of activity 2010-6 wherein assets are eliminated from the rent calculation eliminates the need for the activity.

2010-10. UNDERTAKE PUBLIC HOUSING DEVELOPMENT

PLAN YEAR: 2010 **IMPLEMENTATION DATE:** JUL 01, 2010

RE-PROPOSED: N/A **DATE CLOSED OUT:** JUN 30, 2011

DESCRIPTION/UPDATE

Acquire, rehabilitate, or produce housing units as public housing.

REASON(S) CLOSED OUT

This activity was closed out in the Fiscal Year 2011 MTW Report. Public Housing development will occur under the Fiscal Year 2011 Public Housing Development initiative which combines the authorizations and flexibilities.

2010-3. TRIENNIAL REEXAMINATIONS FOR ELDERLY AND DISABLED HOUSEHOLDS

PLAN YEAR: 2010 **IMPLEMENTATION DATE:** OCT 01, 2009

RE-PROPOSED: N/A **DATE CLOSED OUT:** JUL 01, 2015

DESCRIPTION/UPDATE

Allows families defined as Elderly/Disabled to participate in a Triennial Reexamination Cycle. COLA updates to social security and veteran's benefits are processed in the "off" years. The activity was implemented using the authority to redefine the cycle utilized for the full reexamination of income and household composition.

REASON(S) CLOSED OUT

SDHC closed out the activity to streamline the reexamination process for Path to Success participants and rental assistance staff. Multiple reexamination processes for households proved difficult to administer when population changes occurred between Work-Able and Elderly/Disabled households. Path to Success households are placed on a biennial reexamination process effective with July 2015 reexamination. The PBV and FUP programs remain on an annual reexamination cycle.

2009-1. ACHIEVEMENT ACADEMY OF THE SAN DIEGO HOUSING COMMISSION

PLAN YEAR: 2009

IMPLEMENTATION DATE: OCT 01, 2010

RE-PROPOSED: N/A

DATE CLOSED OUT: JUN 30, 2011

DESCRIPTION/UPDATE

The SDHC Achievement Academy, formerly known as the Economic Development Academy, offers a broad range of one-on-one services and workshops geared toward workforce preparation, financial literacy, and homeownership education.

REASON(S) CLOSED OUT

The activity is a Section 8 activity not requiring regulatory waivers or broader uses of funds authority. The activity is ongoing but reported as a single fund flexibility activity in Section 5 of the Plan

SECTION V – SOURCES AND USES OF MTW FUNDS

ESTIMATED SOURCES AND USES OF MTW FUNDS

I. ESTIMATED SOURCES OF MTW FUNDS

The MTW PHA shall provide the estimated sources and amount of MTW funding by Financial Data Schedule (FDS) line item.

SOURCES		
FDS LINE ITEM	**FDS LINE ITEM NAME**	**DOLLAR AMOUNT**
70500 (70300+70400)	TOTAL TENANT REVENUE	$0
70600	HUD PHA OPERATING GRANTS	$301,788,366
70610	CAPITAL GRANTS	$0
70700 (70710+70720+70730+70740+70750)	TOTAL FEE REVENUE	$0
71100+72000	INTEREST INCOME	$0
71600	GAIN OR LOSS ON SALE OF CAPITAL ASSETS	$0
71200+71300+71310+71400+71500	OTHER INCOME	$24,510,380
70000	TOTAL REVENUE	$326,298,746

II. ESTIMATED USES OF MTW FUNDS

The MTW PHA shall provide the estimated uses and amount of MTW funding by Financial Data Schedule (FDS) line item.

SOURCES		
FDS LINE ITEM	**FDS LINE ITEM**	**DOLLAR AMOUNT**
91000 (91100+91200+91400+91500+91600+91700+91800+91900)	TOTAL OPERATING - ADMINISTRATIVE	$16,745,942
91300+91310+92000	MANAGEMENT FEE EXPENSE	$0
91810	ALLOCATED OVERHEAD	$10,673,423
92500 (92100+92200+92300+92400)	TOTAL TENANT SERVICES	$472,490
93000 (93100+93600+93200+93300+93400+93800)	TOTAL UTILITIES	$0
93500+93700	LABOR	$0
94000 (94100+94200+94300+94500)	TOTAL ORDINARY MAINTENANCE	$0
95000 (95100+95200+95300+95500)	TOTAL PROTECTIVE SERVICES	$3,700
96100 (96110+96120+96130+96140)	TOTAL INSURANCE PREMIUMS	$4477,804
96000 (96200+96210+96300+96400+96500+96600+96800)	TOTAL OTHER GENERAL EXPENSES	$259,241
96700 (96710+96720+96730)	TOTAL INTEREST EXPENSE AND AMORTIZATION COST	$0
97100+97200	TOTAL EXTRAORDINARY MAINTENANCE	$0
97300+97350	HOUSING ASSISTANCE PAYMENTS + HAP PORTABILITY-IN	$297,666,146
97400	DEPRECIATION EXPENSE	$0
97500+97600+97700+97800	ALL OTHER EXPENSES	$0
90000	TOTAL EXPENSES	$326,298,746

Please describe any variance between Estimated Total Revenue and Estimated Total Expenses:

N/A

III. DESCRIPTION OF PLANNED USE OF MTW SINGLE FUND FLEXIBILITY

SDHC utilizes single-fund flexibility to fund the Achievement Academy and to provide funding for services in support of the Community Action Plan on Homelessness and the SDHC Housing Intervention Continua. The Achievement Academy is a learning and skills center available to families participating in the Housing Choice Voucher and Public Housing programs. Programs offered at the Achievement Academy are geared to workforce readiness and financial literacy. The Family Self-Sufficiency program is another component of the Achievement Academy. Please note: Individual Development Accounts are no longer funded with MTW single-fund flexibility. Please see the following pages for a thorough discussion of each activity.

SINGLE FUND FLEXIBILITY NARRATIVE

ENVISION CENTER DEMONSTRATION PROGRAM

In June of 2018, HUD announced the designation of EnVision Centers in 17 communities across the nation. The SDHC was selected as the only location in California, and only one of three co-located within a designated Promise Zone.

Initially implemented with two locations to provide client flexibility, the Southeast San Diego location closed due to the pandemic. The location housed at the SDHC's Achievement Academy closed to in-person traffic while staff were working remotely. Currently, services are offered online and onsite at local partner agencies. EnVision Centers are open to any households currently receiving SDHC's rental assistance and those on the housing subsidy waitlist. Other clients served include residents of the Promise Zone.

EnVision Centers leverage public and private resources to help clients achieve goals to secure economic security. To foster long-lasting self-sufficiency, EnVision Centers provide support in the following four areas of focus: Economic Empowerment; Education; Health/Wellness; and Character/Leadership.

FAMILY SELF-SUFFICIENCY: EDEN HOUSING INC.

In November 2020, the SDHC Achievement Academy signed a contract with Eden Housing, Inc., a California nonprofit public benefit corporation, to implement a Family Self-Sufficiency (FSS) program at two of its San Diego properties. This marks the first time HUD has authorized a public housing authority to run a FSS program for a private multifamily developer. The FSS program will operate under HUD's guidelines for the traditional five-year program and not the Achievement Academy's MTW-approved two-year program.

ACHIEVEMENT ACADEMY

The SDHC uses single-fund flexibility in support of MTW activities to enhance self-sufficiency programming. The SDHC combines funds from public housing operating and capital fund assistance (authorized by section 9 of the United States Housing Act of 1937 [the Act]) and voucher funds (authorized by section 8 (o) of the Act) to implement a block grant/single-fund budget approach to budgeting and accounting. The SDHC has consolidated public housing and HCV program funds to implement the approved Moving to Work initiatives described in previously approved MTW Plans and will continue to do so in future Plans.

The SDHC uses single-fund flexibility to conduct a variety of activities geared toward self-sufficiency for households participating in permanent housing programs funded by the SDHC. The Achievement Academy offers a broad range of one-on-one services and workshops geared toward workforce readiness and financial literacy. Partnerships with a variety of external organizations specializing in their fields enable the SDHC to provide assistance to participants with different interests, career focuses, and skill levels. Leveraging funding from outside sources increases the options of services provided. When possible, staff looks for grants that provide funding and coaching to assist both staff and participants. Following the Financial Opportunity Center (FOC) model, created by funding from the Local Initiatives Support Corporation (LISC), the Achievement Academy provides robust services to participants that go beyond job leads but also help support self-sufficiency. The resources offered at the Achievement Academy are a vital component of the Path to Success rent reform activities as participants are incentivized to increase income and work towards self-sufficiency. The SDHC plans to continue and grow these partnerships to better serve households and increase economic self-reliance. The narrative below describes some of the services offered at the Achievement Academy.

EMPLOYMENT/WORKFORCE DEVELOPMENT

Job Developer

The Achievement Academy employs Workforce Readiness Specialists (WRS) as case managers. One of the WRS positions serves as a job developer and makes connections with employers of in-demand occupations; organizes job fairs; and coordinates employment services with partner organizations. Related workshops offered include topics such as on-line job search, résumé writing, interviewing tips, and customer service. The Achievement Academy also partners with Manpower, an industry leader in employment services. Manpower helps to leverage connections in the business community to help open doors to companies on a larger scale.

Employment/Workforce Development Workshops

The SDHC Achievement Academy offers employment readiness workshops and provides access to temporary and permanent employment through employer connections. Workshops include: Returning to the Workforce; The Job Search Rollercoaster; Teamwork Skills Everyone Needs; and 10 Keys for Professional Success among others. Participants are invited to presentations from hiring organizations and hear directly from human resources representatives about how to get hired at their company. Topics covered range from the job application and résumé submittal process to interview preparedness and communication skills. The Achievement Academy also hosts recruitment fairs inviting employers from varying industries.

One-Stop Career Center

The San Diego Workforce Partnership (SDWP) complements the SDHC Achievement Academy by providing services via a satellite One-Stop Career Center at the local downtown public library. SDWP staff offers workforce development services including labor market information, career development, assessment, job search/retention skills, job placement assistance, and referrals to training opportunities.

Youth Programs

Staff at the Achievement Academy works to offer innovative programing in efforts to keep participants interested and engaged. One WRS position focuses on developing specialized programming for "opportunity youth", defined as young adults between sixteen and twenty-four years of age who are not working and not enrolled in school. Previous programs offered included a drone training program, healthcare training, and a small business development program. The young adults receive education counseling or career guidance. The Achievement Academy partners with local nonprofit, Access, Inc., to provide additional training and services for these young adults.

INCOME SUPPORTS

Benefits Screening

The SDHC Achievement Academy staff work with participants by conducting benefits screening. Application assistance is currently offered for program such as CalWorks, Women Infants and Children (WIC), California Healthy Families, Child Care Assistance, MediCal, and Supplemental Nutrition Assistance Program (SNAP). Additionally, participants may be referred to Dreams for Change, a local nonprofit that provides tax assistance programs for low-income households.

FINANCIAL EDUCATION

Financial Coaching

The Achievement Academy has several WRS positions trained as certified Financial Counselors. The Financial Counselors offer credit counseling in debt reduction, credit repair, budgeting, cash management skills, and more. These services have been incorporated into the FOC service delivery model utilized within the Achievement Academy.

Financial Skills Education Workshops

Financial Education workshops are routinely offered in the following topic areas: Debt and credit repair; credit score improvement; controlling expenses; maintaining a financial fitness plan; electronic banking and direct employee deposits; budget management; ordering, reviewing, and repairing credit report; investments strategies and options; and pensions/retirement planning. While financial counseling allows financial counselors to discuss specific participant situations, the group workshop model has been beneficial for participants to learn from each other and to realize that others may be experiencing similar challenges.

Financial Coaching Training

The SDHC WRS's utilize the LISC Financial Counseling Model to implement innovative coaching methods during one-on-one appointments with participants. The SDHC is also positioned to educate participants about improving credit through a partnership with Credit Builders Alliance. The ability to internally do a "soft pull" credit report allows staff to further assist participants with accessing current credit ratings to begin aligning client goals for credit improvement to future financial and career goals.

The chart below contains a summary of the results of Achievement Academy activities at the close of Fiscal Year 2025.

Metric	Outcome
Number of rental assistance participants receiving core services	1,257
Number of rental assistance participants with an increase in earnings	255
Number of rental assistance participants placed in employment	231

FLEXIBLE FUNDING FOR SUPPORTIVE SERVICES

In addition to the Achievement Academy, SDHC utilizes MTW funds to provide supportive services that would align with the City of San Diego's Community Action Plan on Homelessness. The Community Action Plan on Homelessness identified a homeless-crisis-response-system service gap. Households can often present in significant crisis, and in the early stage of the crisis presentation it can be challenging to determine whether the homelessness/housing crisis is due to situational or structural factors/barriers in the household/individual. Flexible funding used towards supportive services, in this instance, help fund a central point of contact and centralized resources for households as they move between the various programs available.

Examples of supportive services that SDHC seeks to provide via flexible funding include, but are not limited to:

- Centralized Case Management
- Mental Health Services
- Physical Healthcare Services
- Behavioral Healthcare
- Substance Use Services
- Life Skills Training
- Education Services
- Employment Assistance
- HIV Services

This flexible supportive services approach creates individualized emergency intervention and housing planning for the household/individual to best meet the participant's needs with a focus on aligning the right level of intervention with the critical need, promoting self-sufficiency and identifying the best resource to help participants thrive and overcome both situational and structural barriers to long-term housing stability.

For example, SDHC has drafted a Housing Intervention Continua, which delves into how at-risk populations can be served via centralized resources if funded via this proposed activity. The Continua contains multiple approved local non-traditional MTW activities, in which case management is operated separately. Currently, if a household moves from one program to another, this could necessitate a change in who their point of contact is. This continua could utilize flexible funding to focus on using centralized case management to help households more successfully navigate available programs, which include Homeless Shelter Beds, Prevention and Diversion Programs, Moving Home, Sponsor-Based Subsidies, as well as the Achievement Academy and other approved programs. In this instance, centralized case management would remain with the participating household from the beginning and continue with them to direct which program is most appropriate for their situation. Flexible funding would ensure that even if the household moved into another housing program, their case management point of contact would remain with them until exit.

While funding for supportive services within the Homeless Housing Continua could be an immediate use of the activity, it is expected that flexible funding for supportive services could also be used towards other households and programs eligible for assistance from SDHC, including households enrolled in homelessness services programs funded by SDHC. In addition, funding may be utilized to support administrative staff whose main job duties are to develop, monitor, or support efforts that align with this initiative and SDHC's commitment to further progress towards goals of the Community Action Plan on Homelessness for the City of San Diego. Another potential application SDHC recently encountered occurred during an acquisition using CARES Act funding. While funding was available for the acquisition, the supportive services that were needed were not included. This, if approved, could be used to bridge similar gaps encountered in the acquisition and development process based on other funding sources used.

Another example could be providing assistance to households in obtaining broadband access that is increasingly necessary for education and remote work opportunities, this could include flexible funding for tenant-based households or the use of funds to provide high speed internet access at SDHC-owned and/or controlled properties. As a result of the COVID-19 pandemic, in the City of San Diego, there has been an expansion of remote learning opportunities that may persist for educational outreach after a return to in person classes. Remote learning and conferencing often require video capabilities, which means that broadband access is required. Not all households have access to this resource, and flexible funding could help provide for households in need to prevent a long-term disadvantage. In addition, families with children that would have access would also help their parents or guardians in additional access to job search resources, as well as provide them the ability to possibly work remotely.

Flexible funding would help to fund case management staff and financial assistance to stabilize a household's immediate housing crisis. Coupled with financial assistance to address immediate needs, case management helps to minimize the negative impact of unstable housing for individuals and families who are at risk of or actively experiencing homelessness. Prevention and Diversion assistance is individualized to each household's unique needs and stabilization activities may include:

- Short-term, light-touch case management
- Housing search assistance
- Financial literacy resources
- Workforce readiness resources
- Landlord/roommate conflict mediation
- Connection to services and/or public assistance benefits

PREVENTION/DIVERSION

SDHC will utilize MTW flexible funds to provide services that reduce the inflow into the current homelessness system through prevention and diversion. Prevention and Diversion services strive to prevent homelessness before it occurs as well as to divert individuals who are experiencing homelessness to other housing opportunities outside of the region's homeless crisis response system. Preventing or shortening an episode of homelessness for individuals and families greatly reduces the likelihood of another occurrence of housing instability or progression to chronic homelessness. Further, these efforts also help minimize the impact for overburdened shelter systems in San Diego. In addition to supportive services through case management, Prevention and Diversion utilizes financial assistance in the form of rent, rent arrears, utility payments, security deposits and application fees to stabilize housing for individuals and families facing a housing crisis. Depending on the nature of the housing crisis being addressed through our Prevention and Diversion programs, SDHC may choose to use habitability checks in lieu of HQS inspections.

LANDLORD ENGAGEMENT AND ASSISTANCE PROGRAM (LEAP)

SDHC will utilize MTW flexible funds to the Landlord Engagement and Assistance Program or LEAP, which aims to increase access to the existing market of available units for individuals and families experiencing homelessness. LEAP utilizes an approach to successfully connect households experiencing homelessness to services, programs, and housing options without preconditions and barriers to entry. Depending on the nature of the housing crisis being addressed, SDHC may choose to use habitability checks in lieu of HQS inspections.

LEAP works directly with landlords and property management companies within the City of San Diego to help move individuals and families into housing quickly. LEAP offers incentives to landlords as well as the Landlord Contingency Fund and landlord liaison services. Flexible funding used towards LEAP services would help to fund a SDHC staff landlord liaison, support to individuals and families to identify housing units and financial assistance for them to pay move-in costs like security deposits including holding fees, application fees, utility assistance, rent arrears and vacancy loss.

IV. PLANNED APPLICATION OF PHA UNSPENT OPERATING FUND AND HCV FUNDING		
ORIGINAL FUNDING SOURCE	BEGINNING OF FY – UNSPENT BALANCES	PLANNED APPLICATION OF PHA UNSPENT FUNDS DURING FY
HCV HAP*	$28,126,150	$28,126,150
HCV Admin Fee	$0	$0
PH Operating Subsidy	$1,849,952	$1,849,952
TOTAL:	**$29,976,102**	**$29,976,102**

Description of Planned Expenditures of Unspent Operating Fund and HCV Funding:

SDHC anticipates HCV HAP unspent balance will be used to cover increased voucher cost due to utilization rate being greater than 100%; to cover program administration cost; to fund local non-traditional including homelessness programs costs.
For Public Housing unspent balance, $1,554,063 out of $1,849,952 is operating/replacement reserve related to SDHC regulatory agreement with the Dept. of Housing and Community Development, a public agency of the State of California, for public housing projects CA063000009 and CA063000010.

* Unspent HAP funding should not include amounts recognized as Special Purpose Voucher reserves
**HUD's approval of the MTW Plan does not extend to a PHA's planned usage of unspent funds amount entered as an agency's operating reserve. Such recording is to ensure agencies are actively monitoring unspent funding levels and usage(s) to ensure successful outcomes as per the short- and long-term goals detailed in the Plan

LOCAL ASSET MANAGEMENT PLAN

Did the MTW PHA allocate costs within statute in the Plan Year?	**Yes**
Did the MTW PHA implement a local asset management plan (LAMP) in the Plan Year?	**No**
Did the MTW PHA provide a LAMP in the appendix?	**No**

If the MTW PHA has provided a LAMP in the appendix, please provide a brief update on implementation of the LAMP. Please provide any actual changes (which must be detailed in an approved Annual MTW Plan/Plan amendment) or state that the MTW PHA did not make any changes in the Plan Year.

N/A

RENTAL ASSISTANCE DEMONSTRATION (RAD) PARTICIPATION

DESCRIPTION OF RAD PARTICIPATION

The MTW PHA shall provide a brief description of its participation in RAD. This description must include the proposed and/or planned number of units to be converted under RAD, under which component the conversion(s) will occur, and approximate timing of major milestones. The MTW PHA should also give the planned/actual submission dates of all RAD Significant Amendments. Dates of any approved RAD Significant Amendments should also be provided.

Rental Assistance Demonstration (RAD) Participation Description:

N/A

Has the MTW PHA submitted a RAD Significant Amendment in the appendix? A RAD Significant Amendment should only be included if it is a new or amended version that requires HUD approval.	**N/A**

If the MTW PHA has provided RAD Significant Amendment in the appendix, please state whether it is the first RAD Significant Amendment submitted or describe any proposed changes from the prior RAD Significant Amendment?

N/A

Section VI - Administrative

A. Board Resolution and Certifications of Compliance

See Appendix A

B. Documentation and Public Process

See Appendix B

C. Planned or Ongoing Evaluations

There are no planned or ongoing evaluations.

D. Lobbying Disclosures

See Appendix D

Appendix A: Board Resolution and Certifications of Compliance

Board Resolution

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Board Resolution

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BOARD RESOLUTION
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BOARD RESOLUTION
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CERTIFICATIONS OF COMPLIANCE
PAGE 1 OF 2

CERTIFICATIONS OF COMPLIANCE

PAGE 2 OF 2

APPENDIX B: DOCUMENTATION OF PUBLIC PROCESS

DOCUMENTATION OF PUBLIC PROCESS

The public comment period for the MTW Annual Plan began on December 29, 2025, and concluded on January 30, 2026. Efforts were made to make program participants and the public aware of the availability of the Plan and comment period, including posting a notice in the San Diego Union Tribune, El Latino, and the SD Voice, and sending an invitation via email and mail to residents. The draft plan was made publicly available on SDHC's website, public engagement platform, or by requesting a hard copy. Staff shared the draft MTW Plan to the SHDC Board of Commissioners as an informational item at the January 16, 2026, Board of Commissioners meeting, and a public hearing was held in person and live streamed on January 26, 2026, at 12:00 p.m. No members of the public attended the public hearing.

Results of these meetings and processes were taken into consideration in finalizing the MTW Plan. Documentation of this process can be made available to HUD upon request.

PUBLIC NOTICE OF THE SAN DIEGO HOUSING COMMISSION MOVING TO WORK FISCAL YEAR 2027 PLAN

PUBLIC NOTICE

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MTW Plan: Comments must be submitted by 5 p.m. Friday, January 30, for SDHC staff and decision-making authorities to consider them in the final review of the proposed plan. Please submit comments by mail to San Diego Housing Commission, Attn: Moving to Work, 1122 Broadway, Suite 300, San Diego Ca 92101; by email to MTWPlan@sdhc.org; or online at www.engagesdhc.org/mtwplan.

SUBJECT

MTW Plan: SDHC's proposed MTW Annual Plan for July 1, 2026 - June 30, 2027 would update its policy for continued tenant-based rental assistance for MTW Project-Based Voucher (PBV) households. SDHC would no longer offer the opportunity for an MTW PBV household to receive a Tenant-Based Voucher (TBV). MTW PBV households that already had asked to change to a TBV have been on a waiting list known as a "conversion list." SDHC would also close and end the conversion list. Households on the conversion list would be moved to the general waiting list for an SDHC Section 8 Housing Choice Voucher.

SDHC's proposed Fiscal Year 2027 MTW Annual Plan also describes SDHC activities to be more efficient, help rental assistance households to be more financially self-reliant, and provide more housing choices for households with low income in the City of San Diego.

PUBLIC HEARING

SDHC will hold a Public Hearing to receive comments about the draft MTW Plan on Monday, January 26, 2026, at 12 p.m. Information about how to attend will be on SDHC's website, www.sdhc.org/moving-to-work.

San Diego Union-Tribune
Published: 12/29, 1/5/26

PUBLIC NOTICE

Justin De La Torre, atribuye la disminución a varias políticas implementadas recientemente. **Foto: CBP**

93% menos detenciones

La frontera de San Diego registró un mínimo histórico en cruces indocumentados durante los primeros meses del año fiscal 2026

Por Jeanette Sánchez

SAN DIEGO.- Solo 1,793 personas fueron detenidas por cruces fronterizos sin documentos en los primeros dos meses del año fiscal 2026 en el Sector de San Diego, según las estadísticas publicadas por Aduanas y Protección Fronteriza de Estados Unidos (CBP). Esta cifra representa una caída de 93 % respecto al mismo período del año anterior, cuando se registraron 24,735 detenciones, y marca el nivel más bajo de actividad en el sector desde la década de 1960.

Mediante un comunicado, el agente jefe de patrulla del Sector de San Diego, Justin De La Torre, atribuye la disminución a varias políticas implementadas recientemente, incluyendo el fin de la práctica de liberar a personas que ingresan sin documentos a Estados Unidos.

"Al dejar de liberar a personas indocumentadas, eliminamos el incentivo de recurrir a rutas de contrabando y permitimos que los agentes se concentren en patrullar y realizar interdicciones, en lugar de procesar y liberar a cientos de personas cada día", explicó De La Torre.

En el documento, el funcionario señaló que el apoyo de la Fiscalía de Estados Unidos para procesar los casos de entrada indocumentada, junto con deportaciones aceleradas, ha creado un efecto disuasorio efectivo. "Esto reduce los ingresos de las organizaciones criminales que facilitan el tráfico de personas y disminuye los riesgos que enfrentan quienes recurren a estas redes", añadió.

Además de la seguridad humana, la Patrulla Fronteriza del Sector de San Diego reporta, en el mismo comunicado, avances en la lucha contra el narcotráfico.

Durante los primeros dos meses del año fiscal 2026 se confiscaron 970 libras de metanfetamina, 555 libras de cocaína y 113 libras de fentanilo.

Estas cifras siguen la tendencia de 2025, cuando se alcanzó un récord histórico de 11,311 libras de metanfetamina incautadas.

El sector también continúa expandiendo su infraestructura fronteriza, con la construcción de aproximadamente 22,5 kilómetros adicionales de barrera en la parte este de su área de responsabilidad, y fortaleciendo la vigilancia mediante tecnología avanzada y colaboración con agencias locales, estatales, federales y socios internacionales.

En materia de autodeportaciones, el gobierno federal anunció que ahora será de 3,000 dólares el pago para quienes opten por regresar voluntariamente a México mediante la aplicación CBP Home. Esta medida busca agilizar el proceso de retorno y reducir la permanencia irregular en el país.

A pesar de estas cifras históricamente bajas, analistas señalan que la reducción podría reflejar un desplazamiento de los flujos migratorios hacia otras rutas más riesgosas, lo que mantiene desafíos humanitarios y de seguridad en la región.

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SDHC's proposed Fiscal Year 2027 MTW Annual Plan also describes SDHC activities to be more efficient, help rental assistance households to be more financially self-reliant, and provide more housing choices for households with low income in the City of San Diego.

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AVISO PÚBLICO DE LA COMISIÓN DE VIVIENDA DE SAN DIEGO SOBRE EL PLAN DE TRABAJO PARA EL AÑO FISCAL 2027

AVISO PÚBLICO

La Comisión de Vivienda de San Diego (SDHC) está recibiendo comentarios del público sobre su Plan Anual del programa "Moving to Work" (MTW) para el año fiscal 2027 (del 1 de julio de 2026 al 30 de junio de 2027). El plan propuesto estará disponible para su consulta en el sitio web de SDHC, www.sdhc.org/moving-to-work, a partir del 29 de diciembre de 2025.

Plan MTW: Los comentarios deben presentarse antes de las 5 p.m. del viernes 30 de enero para que el personal de SDHC y las autoridades responsables de la toma de decisiones puedan tenerlos en cuenta en la revisión final del plan propuesto. Envíe sus comentarios por correo postal a San Diego Housing Commission, Attn: Moving to Work, 1122 Broadway, Suite 300, San Diego, CA 92101; por correo electrónico a MTWPlan@sdhc.org; o a través del sitio web www.engages.org/mtwplan.

TEMA

PLAN MTW: El plan anual MTW propuesto por SDHC para el período del 1 de julio de 2026 al 30 de junio de 2027 actualizaría su política para la continuidad de los subsidios de vivienda basados en el inquilino para los hogares que participan en el programa de vales de vivienda basados en proyectos (PBV) de MTW. SDHC ya no ofrecería la oportunidad de que una familia participante en el programa MTW PBV recibiera un vale de vivienda basado en el inquilino (TBV), y las familias que ya habían solicitado cambiar a TBV se encontrarían en una lista de espera conocida como "lista de conversión". Los hogares que figuren en la lista de conversión pasarán a la lista de espera general para obtener un vale de elección de vivienda de la Sección 8 de SDHC.

El plan anual MTW propuesto por SDHC para el año fiscal 2027 también describe las actividades que llevará a cabo SDHC para ser más eficiente, ayudar a las familias que reciben asistencia para el alquiler a ser más autosuficientes financieramente y ofrecer más opciones de vivienda a las familias de bajos ingresos en la ciudad de San Diego.

AUDIENCIA PÚBLICA

SDHC celebrará una audiencia pública para recibir comentarios sobre el borrador del programa MTW el lunes 26 de enero de 2026 a las 12:00 p. m. La información sobre cómo participar estará disponible en el sitio web de SDHC: www.sdhc.org/moving-to-work.

PUBLIC NOTICE

10 THURSDAY, DECEMBER 25, 2025 • *The San Diego Voice & Viewpoint*

The San Diego Voice & Viewpoint®

"A People Without a Voice Cannot be Heard"

CLASSIFIEDS / LEGAL NOTICES

PUBLIC NOTICE

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SDHC will hold a Public Hearing to receive comments about the draft MTW Plan on Monday, January 26, 2026, at 12 p.m. Information about how to attend will be on SDHC's website, www.sdhc.org/moving-to-work.

LEGAL NOTICES

DESIS DOLLHOUSE
7733 Palm St Suite 213
Lemon Grove, CA 91945
County of San Diego
---
955 11th Ave Apt 2203
San Diego, CA 92101
This business is conducted by:
An Individual
Registrant has not yet begun to transact business under the name(s) above
This business is hereby registered by the following:
Eliana Marie Torres
955 11th Ave Apt 2203
San Diego, CA 92101
This statement was filed with the Recorder/County Clerk of San Diego County on
November 24, 2025
This fictitious business name will expire on
November 24, 2030
12/11, 12/18, 12/25, 01/01/26

FICTITIOUS BUSINESS NAME STATEMENT
2025-9022711
Fictitious business name(s):
SD VIBE VAULT

LEGAL NOTICES

San Diego County on
November 19, 2025
This fictitious business name will expire on
November 19, 2030
12/04, 12/11, 12/18, 12/25

ABANDONMENT OF FICTITIOUS BUSINESS NAME

STATEMENT OF ABANDONMENT OF USE OF FICTITIOUS BUSINESS NAME
2025-9023040
Fictitious business name(s) to be abandoned:
City Care
Located at:
6470 El Cajon Blvd #231
San Diego, CA 92115
County of San Diego
This business is conducted by:
A Limited Liability Company
The Fictitious business name referred to above was filed in San Diego County on:
01/25/2022
and assigned File no.
2022-9001990
The fictitious business name

APPENDIX C: PLANNED AND ONGOING EVALUATIONS

SDHC has no planned or ongoing evaluations.

DISCLOSURE OF LOBBYING ACTIVITIES

Complete this form to disclose lobbying activities pursuant to 31 U.S.C.1352

OMB Number: 4040-0013
Expiration Date: 06/30/2028

1. * Type of Federal Action:
- [ ] a. contract
- [x] b. grant
- [ ] c. cooperative agreement
- [ ] d. loan
- [ ] e. loan guarantee
- [ ] f. loan insurance

2. * Status of Federal Action:
- [ ] a. bid/offer/application
- [x] b. initial award
- [ ] c. post-award

3. * Report Type:
- [x] a. initial filing
- [ ] b. material change

4. Name and Address of Reporting Entity:
- [x] Prime
- [ ] SubAwardee

* Name: San Diego Housing Commission
* Street 1: 1122 Broadway, Ste. 300 | Street 2:
* City: San Diego | State: CA | Zip: 92101
Congressional District, if known:

5. If Reporting Entity in No.4 is Subawardee, Enter Name and Address of Prime:

6. * Federal Department/Agency: US Dept. of Housing & Urban Development

7. * Federal Program Name/Description: Fiscal Year 2027 Moving to Work (MTW) Block Grant

Assistance Listing Number, if applicable:

8. Federal Action Number, if known:

9. Award Amount, if known: $ 301,366,166.30

10. a. Name and Address of Lobbying Registrant:
Prefix: | * First Name: N/A | Middle Name:
* Last Name: N/A | Suffix:
* Street 1: | Street 2:
* City: | State: | Zip:

b. Individual Performing Services (including address if different from No. 10a)
Prefix: | * First Name: N/A | Middle Name:
* Last Name: N/A | Suffix:
* Street 1: | Street 2:
* City: | State: | Zip:

11. Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when the transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be reported to the Congress semi-annually and will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than $10,000 and not more than $100,000 for each such failure.

* Signature: Signed by Lisa Jones

*Name: Prefix: | * First Name: Lisa | Middle Name:
* Last Name: Jones | Suffix:

Title: President and CEO | Telephone No.: | Date: 1/20/2026

Federal Use Only:

Authorized for Local Reproduction
Standard Form - LLL (Rev. 7-97)

OMB Approval No. 2577-0157 (Exp. 1/31/2027)

Docusign Envelope ID: 42CC131E-AD1B-4F25-9047-FE5F6FDD80CC

to Influence Federal Transactions

epartment of Housing
and Urban Development
Office of Public and Indian Housing

Public reporting burden for this information collection is estimated to average 30 minutes,including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. The information requested is required to obtain a benefit. This form is used to ensure federal funds are not used to influence members of Congress. There are no assurances of confidentiality. HUD may not conduct or sponsor, and an applicant is not required to respond to a collection of information unless it displays a currently valid OMB control number. Comments regarding the accuracy of this burden estimate and any suggestions for reducing this burden can be sent to the Reports Management Officer, Office of Policy Development and Research, REE, Department of Housing and Urban Development, 451 7th St SW, Room 4176, Washington, DC 20410-5000. When providing comments, please refer to OMB Approval No. 2577-0157.

Applicant Name

San Diego Housing Commission

Program/Activity Receiving Federal Grant Funding

Fiscal Year 2027 U.S. Department of Housing and Urban Development (HUD) Moving to Work (MTW) Block Grant

The undersigned certifies, to the best of his or her knowledge and belief, that:

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying, in accordance with its instructions.

(3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all sub recipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than $10,000 and not more than $100,000 for each such failure.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.
Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official	Title
Lisa Jones	President and CEO

Signature	Date (mm/dd/yyyy)
Signed by: Lisa Jones	1/20/2026

Previous edition is obsolete

form HUD 50071 (01/14)

Appendix E: Non-MTW Related SDHC Information

Proposal Advances for Safe Parking Site

As the number of families experiencing homelessness and seeking a safe space to stay continues to increase, the San Diego Housing Commission (SDHC), the City of San Diego and the San Diego Unified School District (SDUSD) Board of Trustees are collaborating to launch a Safe Parking Program at the site of the former Central Elementary School in City Heights.

SDHC will administer the contract with Jewish Family Service to provide a safe place to park and sleep for a minimum of 40 families with children experiencing homelessness in the City of San Diego. The program will also provide services for families staying at the site, including assistance in locating safe and affordable permanent or other longer-term housing.

The program will coordinate with SDUSD's Homeless Liaison for services and support for the students and their families, as needed. The Safe Parking Program would also include access to a classroom trailer for families to complete homework, case management sessions and basic appliances to prepare meals. Referrals to the program will be received in coordination with SDUSD.

Funding for the program to operate from November 17, 2025, through November 16, 2026, consists of $250,000 from the City of San Diego's General Fund, which the City Council allocated in its approval of the City's Fiscal Year 2026 budget, and $343,000 from the San Diego Regional Task Force on Homelessness for a total of $593,000 including administrative costs.

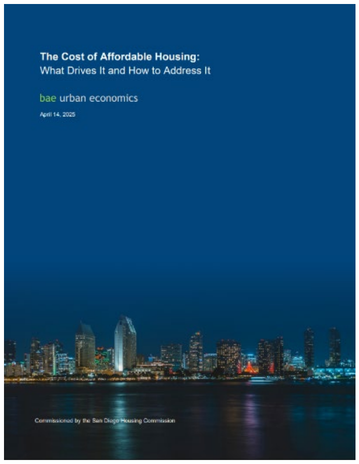
Safe Parking Site
News Conference – October 29, 2025

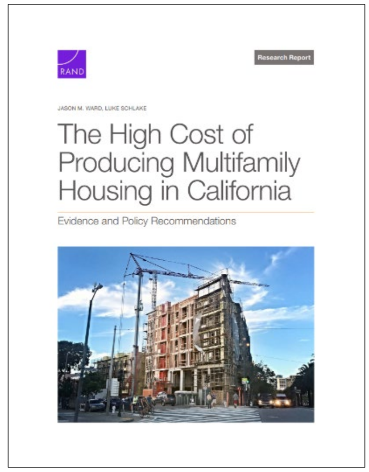
Affordable Housing Cost Studies

Amid funding constraints at all levels of government, the cost per unit to develop affordable housing has continued to rise in recent years.

SDHC engaged BAE Urban Economics for a comprehensive study of the cost of developing affordable housing, what drives it and how to mitigate it. The study identified factors that contribute to rising costs and strategies that policymakers may want to consider to address these issues.

The BAE study and information about a RAND study also released in FY 2025 about affordable housing development costs were presented to the SDHC Board of Commissioners on April 25, 2025, and to the City Council's Land Use and Housing Committee on June 5, 2025.





INCREASING DENSITY AT SDHC PROPERTIES

SDHC's proposal to create additional affordable housing by increasing density at an existing affordable housing property continues to advance.

SDHC's University Avenue Densification Pilot Project would increase the density at Casa Colina del Sol, a property in the real estate portfolio of SDHC's nonprofit affiliate, Housing Development Partners (HDP). Casa Colina del Sol currently consists of 75 deed-restricted affordable rental housing units for seniors with low income.

In FY 2025, SDHC negotiated and executed a Disposition and Development Agreement with the County of San Diego to establish site control of vacant County land adjacent to Casa Colina del Sol to facilitate the densification project.

SDHC staff advanced the proposed architecture and civil engineering design to a design development level to arrive at an 88-90-unit concept at Casa Colina del Sol. SDHC also completed a California Environmental Quality Act (CEQA) review with the County of San Diego.

Next steps include a procurement process to identify a turnkey developer to partner with HDP for the financing and construction of the proposed development, negotiating a contract with the identified developer, and requesting approvals from the SDHC Board of Commissioners and HDP Board of Directors to move the project forward.

Casa Colina del Sol

COMMITTEE ADVANCES PROPOSED FUND TO SUPPORT PUBLIC-PRIVATE INVESTMENTS TO PRESERVE AFFORDABLE HOUSING

The San Diego City Council will consider an SDHC proposal to establish a fund that would combine public dollars with private-sector investment, including philanthropy, to keep thousands of rental homes affordable in the City of San Diego in coming years.

The proposed fund is designed to initially support acquiring multifamily housing properties in areas near transit, schools and employment centers; preserving their affordability; generating income to reinvest to acquire additional properties in the future; and attracting private-sector investment to the fund, including philanthropic partners.

If approved by the full City Council, SDHC would create and administer the affordable housing preservation fund, with initial dollars from the City of San Diego Neighborhood Enhancement Fee fund, a portion of which is dedicated to supporting affordable housing preservation.

The proposed fund follows the City Council's February 2025 action to adopt affordable housing preservation law, which provides a way for the City, SDHC, local nonprofits and other qualified entities to know sooner when a property owner intends to sell. They then have a greater opportunity to be able to acquire that property and ensure it remains affordable than existed under state law.

Affordable Housing Preservation Fund
News Conference – September 4, 2025

Supporting Documentation: Activity #2021-1

Property Name	Building	Type	HCC ($)	TDC ($)	Gross SF	$/SF HCC	$/SF TDC	Board Report
Project References								
Elevator								
The Orchard	Elevator	New	$40,462,091	$50,340,415	145,047	$278.96	$347.06	HCR20-078
The Helm	Elevator	New	$21,271,000	$32,629,898	50,690	$419.63	$643.71	HCR20-079
Amanecer Apartments	Elevator	New	$29,343,028	$48,525,857	128,260	$228.78	$378.34	HCR20-089
Ulric Street Apartments II	Elevator	New	$16,809,596	$28,667,156	55,836	$301.05	$513.42	HCR20-095
The Post 310	Elevator	New	$16,574,525	$22,429,590	41,634	$398.10	$538.73	HCR20-104
Grant Heights / Winona Apartments	Elevator	Rehab	$3,688,059	$16,021,358	28,422	$129.76	$563.70	HCR21-008
One Mississippi	Elevator	New	$14,000,250	$21,485,633	51,200	$273.44	$419.64	HCR21-023
Ventana al Sur	Elevator	New	$36,080,921	$48,024,994	70,411	$512.43	$682.07	HCR21-050
Nestor Senior Village	Elevator	New	$16,175,301	$29,100,306	44,615	$362.55	$652.25	HCR21-054
Aquila Apartments	Elevator	New	$54,860,166	$75,536,993	172,840	$317.40	$437.03	HCR21-085
ShoreLINE Apartments	Elevator	New	$47,556,291	$58,893,427	153,214	$310.39	$384.39	HCR21-097
Tizon	Elevator	Rehab	$10,783,794	$46,132,343	84,420	$127.74	$546.46	HCR21-102
Aurora Apartments	Elevator	New	$15,249,683	$25,653,427	56,256	$271.08	$456.01	HCR22-069
Levant Senior Cottages	Elevator	New	$34,036,513	$43,994,223	51,850	$656.44	$848.49	HCR22-071
The Iris	Elevator	New	$35,483,406	$50,273,210	115,424	$307.42	$435.55	HCR22-086
Navajo Family Apartments	Elevator	New	$14,498,399	$23,150,701	49,877	$290.68	$464.16	HCR22-089
Messina Senior Apartments	Elevator	New	$21,129,368	$35,384,460	62,005	$340.77	$570.67	HCR22-090
Harrington Heights	Elevator	New	$84,152,295	$120,567,224	190,000	$442.91	$634.56	HCR22-100
Rancho Bernardo Transit Village	Elevator	New	$56,534,311	$68,296,389	90,000	$628.16	$758.85	HCR22-118
Cerro Pueblo	Elevator	Rehab	$4,600,000	$15,081,331	37,326	$123.24	$404.04	HCR23-009
Cortez Hill Apartments	Elevator	New	$28,129,755	$38,706,921	54,711	$514.15	$707.48	HCR23-017
Mt Etna Family - Modica	Elevator	New	$31,616,228	$52,196,213	87,773	$360.20	$594.67	HCR23-036
Cuatro at City Heights	Elevator	New	$52,338,491	$78,037,266	132,958	$393.65	$586.93	HCR23-045
Hacienda Townhomes	Elevator	Rehab	$7,523,750	$21,555,118	52,000	$144.69	$414.52	HCR23-046
8th Avenue Family Housing	Elevator	New	$28,205,980	$36,580,632	78,292	$360.27	$467.23	HCR23-058
Walkup								
Mission Terrace Apartments	Walkup	Rehab	$4,424,505	$18,557,543	103,108	$42.91	$179.98	HCR20-010
Courthouse Commons	Walkup	New	$30,252,664	$39,450,771	91,237	$331.58	$432.40	HCR20-051
Iris Trolley Apartments	Walkup	New	$19,867,050	$30,540,100	41,818	$475.08	$730.31	HCR22-084
Serenade on 43rd	Walkup	New	$17,836,941	$37,211,890	53,373	$334.19	$697.20	HCR23-056
Bandar Salaam Apartments	Walkup	Rehab	$4,087,030	$18,612,475	56,976	$71.73	$326.67	HCR23-059

Supporting Documentation: Activity #2021-1

Effective FY 2024

Average TDC and HCC		
	Average TDC per Sq. Ft.	Average HCC per Sq. Ft.
Elevator	$538.00	$339.76
Walkup	$473.31	$251.10

Walkup Comparison

HCC: 251.10 TDC: 473.31		0 Bed 500 Sq. Ft.		1 Bed 700 Sq. Ft		2 Bed 900 Sq. Ft.		3 Bed 1200 Sq. Ft.		4 Bed 1500 Sq. Ft.		5 Bed 1700 Sq. Ft.		6 Bed 1900 Sq. Ft	
		HCC	TDC	HCC	TDC	HCC	TDC	HCC	TDC	HCC	TDC	HCC	TDC	HCC	TDC
HUD	Walkup	93,757	164,076	128,085	224,150	162,367	284,143	214,190	374,832	265,581	464,767	299,363	523,886	332,762	582,333
SDHC	Walkup	125,550	236,657	175,771	331,319	225,991	425,982	301,321	567,976	376,651	709,970	426,872	804,633	477,092	899,295

Elevator Comparison

HCC: 339.76 TDC: 538.00		0 Bed 500 Sq. Ft		1 Bed 700 Sq. Ft		2 Bed 900 Sq. Ft.		3 Bed 1200 Sq. Ft.		4 Bed 1500 Sq. Ft.		5 Bed 1700 Sq. Ft.		6 Bed 1900 Sq. Ft	
		HCC	TDC	HCC	TDC	HCC	TDC	HCC	TDC	HCC	TDC	HCC	TDC	HCC	TDC
HUD	Elevator	98,992	158,388	138,589	221,743	178,186	285,098	237,582	380,131	296,977	475,164	336,574	538,519	376,171	601,874
SDHC	Elevator	169,878	269,000	237,829	376,600	305,780	484,199	407,707	645,599	509,634	806,999	577,585	914,599	645,536	1,022,199

TDC/HCC Table: Activity #2021-1

Current SDHC Reasonable Cost Limits (Updated FY 2024 Using the Approved MTW Activity Methodology)

	0 Bed		1 Bed		2 Bed		3 Bed		4 Bed		5 Bed		6 Bed	
	500 Sq. Ft.		700 Sq. Ft		900 Sq. Ft.		1200 Sq. Ft.		1500 Sq. Ft.		1700 Sq. Ft.		1900 Sq. Ft	
	HCC	TDC	HCC	TDC	HCC	TDC	HCC	TDC	HCC	TDC	HCC	TDC	HCC	TDC
Detached/Semi-Detached	122,040	213,569	158,101	276,677	188,761	330,331	224,728	393,275	264,334	462,584	289,744	507,052	314,230	549,903
Row Homes	97,120	169,960	126,922	222,113	153,440	268,520	187,166	327,540	221,753	388,067	244,191	427,335	265,108	463,940
Walkup	125,550	236,657	175,771	331,319	225,991	425,982	301,321	567,976	376,651	709,970	426,872	804,633	477,092	899,295
Elevator	169,878	269,000	237,829	376,600	305,780	484,199	407,707	645,599	509,634	806,999	577,585	914,599	645,536	1,022,199

SAN DIEGO HOUSING COMMISSION

RESOLUTION NO. HC-____

ADOPTED ON March 13, 2026

A RESOLUTION APPROVING THE SAN DIEGO HOUSING COMMISSION'S FISCAL YEAR 2027 MOVING TO WORK ANNUAL PLAN AND RELATED ACTIONS.

WHEREAS, the San Diego Housing Commission (SDHC) is one of 39 original Moving to Work (MTW) agencies out of approximately 3,200 public housing authorities (PHAs) nationwide.

WHEREAS, the MTW designation from the U.S. Department of Housing and Urban Development (HUD) grants PHAs the flexibility to design innovative, cost-effective ways of providing federal housing assistance to low-income families.

WHEREAS, HUD requires MTW agencies to submit an Annual Plan, including all proposed initiatives and revisions to previously approved initiatives.

WHEREAS, SDHC's Fiscal Year 2027 MTW Annual Plan, described more particularly in SDHC Report No. HCR26-005 and its Attachment, includes details on the number of people and households planned to be served within the fiscal year, planned changes in housing stock, leasing and waiting lists, summaries of sources and uses of funding, and descriptions of MTW activities previously approved by HUD.

WHEREAS, the reproposed initiative in SDHC's Fiscal Year 2027 MTW Annual Plan, described more particularly in SDHC Report No. HCR26-005 and its Attachment, is designed to help SDHC continue to serve as many families as possible. The proposed update will allow SDHC to expand rental assistance to new families not receiving assistance from SDHC once funding permits.

WHEREAS, the Housing Authority of the City of San Diego previously adopted Resolution HA-1562, effective July 10, 2012 (2012 HA Resolution), which delegated authority to the SDHC

Board of Commissioners (SDHC Board) to “make amendments to, and adopt Administrative Plans and MTW [Moving to Work] initiatives as authorized by San Diego Municipal Code section 98.0301, paragraphs (d)(3) and (d)(7).”

WHEREAS, on January 16, 2026, SDHC staff presented an informational workshop to the SDHC Board about the proposed Fiscal Year 2027 MTW Annual Plan.

WHEREAS, on March 13, 2026, consistent with the 2012 HA Resolution, the SDHC Board approved the proposed Fiscal Year 2027 MTW Annual Plan and related actions; NOW, THEREFORE,

BE IT RESOLVED by the SDHC Board as follows:

1. SDHC’s Fiscal Year 2027 MTW Annual Plan is approved.
2. SDHC’s President and Chief Executive Officer (President and CEO), or designee, is authorized 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.

Approved as to Form:
Christensen & Spath

By: ______________________________
Charles B. Christensen, General Counsel
San Diego Housing Commission

I certify that the foregoing actions in this Resolution were approved by the San Diego Housing Commission Board of Commissioners at its meeting on March 13, 2026.

By:________________________
Scott Marshall
Vice President, Communications & Government Relations
San Diego Housing Commission

Approved: By:_______________________
Lisa Jones
President and Chief Executive Officer
San Diego Housing Commission