



EXECUTIVE SUMMARY

HOUSING COMMISSION EXECUTIVE SUMMARY SHEET

MEETING DATE: February 5, 2021

HCR21-019

SUBJECT: Fiscal Year 2022 Moving to Work Annual Plan Approval

COUNCIL DISTRICT(S): Citywide

ORIGINATING DEPARTMENT: Moving to Work

CONTACT/PHONE NUMBER: Suket Dayal (619) 578-7608

REQUESTED ACTION:

Approve the Fiscal Year 2022 Moving to Work Annual Plan.

EXECUTIVE SUMMARY OF KEY FACTORS:

- The Housing Commission is one of only 39 public housing authorities (PHAs) nationwide (out of 3,400) to obtain an MTW designation from the U.S. Department of Housing and Urban Development (HUD).
- MTW status provides PHAs the flexibility to design innovative, cost-effective ways of providing federal housing assistance to low-income families. MTW agencies must submit to HUD, subject to HUD's approval, an annual plan, including all proposed initiatives and revisions to previously approved initiatives.
- The initiatives in the Housing Commission's FY 2022 MTW Annual Plan are designed to increase housing opportunities for low-income families.
- The FY 2022 MTW Annual Plan provides a detailed description of the activities and specifies the methods for measuring performance.
- The FY 2022 MTW Annual Plan includes two initiatives the Housing Commission is requesting authority to implement in FY 2022.
- The FY 2022 MTW initiatives included in the plan are summarized as follows:
 1. *Flexible Funding of Supportive Services* - This initiative requests permission from HUD to utilize MTW Block Grant funds toward providing additional supportive services to both voucher and non-voucher families.
 2. *Funding for the Housing Commission's First-Time Homebuyer Program, as needed* – This proposal would allow MTW funds to be used, as needed, instead of or in addition to existing funding sources, such as the federal HOME Investment Partnerships Program and City of San Diego Inclusionary Housing Funds.



REPORT

DATE ISSUED: January 28, 2021

REPORT NO: HCR21-019

ATTENTION: Chair and Members of the San Diego Housing Commission
For the Agenda of February 5, 2021

SUBJECT: Fiscal Year 2022 Moving to Work Annual Plan Approval

COUNCIL DISTRICT: Citywide

REQUESTED ACTION

Approve the Fiscal Year 2022 Moving to Work Annual Plan.

STAFF RECOMMENDATION

That the San Diego Housing Commission (Housing Commission) take the following actions:

- 1) Approve the Fiscal Year (FY) 2022 Moving to Work (MTW) Annual Plan; and
- 2) Authorize the President & 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.

SUMMARY

The Housing Commission is one of only 39 public housing authorities (PHAs) nationwide (out of 3,400) to obtain an MTW designation from the U.S. Department of Housing and Urban Development (HUD), which grants PHAs the flexibility to design innovative, cost-effective ways of providing federal housing assistance to low-income families. HUD requires MTW agencies to submit an annual plan, including all proposed initiatives and revisions to previously approved initiatives. The initiatives in the Housing Commission's FY 2022 MTW Annual Plan are designed to increase housing opportunities for low-income families. The FY2022 MTW Annual Plan provides a detailed description of the activities and specifies the methods for measuring performance. The attached FY2022 MTW Annual Plan includes two initiatives the Housing Commission is requesting authority to implement in FY 2022.

The FY 2022 MTW initiatives included in the MTW Annual Plan are summarized as follows:

1. *Flexible Funding of Supportive Services* - This initiative requests permission from HUD to utilize MTW Block Grant funds toward providing additional supportive services to both voucher and non-voucher families.
2. *Funding for the Housing Commission's First-Time Homebuyer Program, as needed* – This proposal would allow MTW funds to be used, as needed, instead of or in addition to existing funding sources, such as the federal HOME Investment Partnerships Program and City of San Diego Inclusionary Housing Funds.

AFFORDABLE HOUSING IMPACT

The initiatives contained in the FY 2022 MTW Annual Plan were designed to ensure program participants can access affordable housing within the City of San Diego by increasing the availability of rental units and homeownership opportunities.

FISCAL CONSIDERATIONS

The proposed funding sources and uses approved by this action, as specified in Section VII – Sources and Uses of Funding section of the FY 2022 MTW Plan, are included in the FY 2022 Housing Commission proposed budget.

PREVIOUS COUNCIL and/or COMMITTEE ACTION

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

On February 7, 2020, the Housing Commission authorized the submission of the Housing Commission FY 2021 MTW Annual Plan to HUD.

On March 8, 2019, the Housing Commission authorized the submission of the Housing Commission FY 2020 MTW Annual Plan to HUD.

At the request of then-Councilmembers Georgette Gómez 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 of the City of San Diego (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 Housing Commission was advisory only. The final action on the matter was made by the full Housing Authority of the City of San Diego.

On July 10, 2012, the Housing Authority approved resolution HA-1562, which delegated authority to the Housing Commission Board of Commissioners 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 Housing Commission previously has authorized the submission of MTW Annual Plans and Amendments each year for FY 2011 (July 1, 2010 – June 30, 2011) through FY 2019 (July 1, 2018 – June 30, 2019).

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

COMMUNITY PARTICIPATION and PUBLIC OUTREACH EFFORTS

The Housing Commission’s MTW Annual Plan and a notice of public hearing were posted for a public comment period of 30 days on January 4, 2021. To promote community and participant involvement, the Housing Commission placed notices in local newspapers including San Diego’s largest circulation

newspaper. Additionally, invitation letters were sent to a group of rental assistance participants requesting their participation. The public hearing was held virtually on January 19, 2021, and all feedback and comments from the public relating to the FY 2022 MTW Annual Plan initiatives are incorporated into the FY 2022 MTW Annual Plan.

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 initiatives proposed in the FY 2022 MTW Annual Plan will increase the availability of affordable rental units to low-income families.

ENVIRONMENTAL REVIEW

The activity is not a project as defined by the California Environmental Quality Act Section 21065 and State CEQA Guidelines Section 15378(b)(4) as a government fiscal activity that does not involve commitment of funds to a specific project and 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. Federal funds constitute a portion of the funding for the project. A final reservation of federal funds shall occur only upon satisfactory completion of environmental review and receipt by the City of San Diego of a release of funds from the U.S. Department of Housing and Urban Development under 24 CFR Part 58 of the National Environmental Policy Act (NEPA). The parties agree that the provision of any federal funds to the project is conditioned on the City of San Diego's determination to proceed with, modify or cancel the project based on the results of subsequent environmental review under NEPA. A preliminary review of this action stipulates that this activity is exempt from the National Environmental Policy Act pursuant to Section 58.34(a)(2) and Section 58.34(a)(3) Title 24 of the Code of Federal Regulations.

Respectfully submitted,



Suket Dayal
Executive Vice President of Business Administration
San Diego Housing Commission

Approved by,



Jeff Davis
Deputy Chief Executive Officer
San Diego Housing Commission

Attachments: Draft Fiscal Year 2022 MTW Plan

Docket materials are available in the "Governance & Legislative Affairs" section on the San Diego Housing Commission website at www.sdhc.org.