



INFORMATIONAL REPORT

DATE ISSUED: March 7, 2024 **REPORT NO:** HCR24-021

ATTENTION: Chair and Members of the San Diego Housing Commission
For the Agenda of March 15, 2024

SUBJECT: San Diego Housing Commission Semi-Annual Grant Report July 1, 2023 through December 31, 2023

COUNCIL DISTRICT: Citywide

NO ACTION IS REQUIRED ON THE PART OF THE HOUSING COMMISSION

SUMMARY

This report has been prepared in response to the Housing Authority of the City of San Diego (Housing Authority) Resolution Number HA-1569, which provides the San Diego Housing Commission (Housing Commission) authority for a number of grant-related activities and requires semi-annual reporting of all grant activity. It includes information about Housing Commission activity related to competitive grants, non-competitive grants and allocations, and pass-through funds from the City of San Diego (City) during the first half of Fiscal Year (FY) 2024 (July 1, 2023 – December 31, 2024).

Included in this report is additional information relative to the grants not awarded (Attachment 1).

Grant Activity – Competitive Grants

During the first half of FY 2024, activity related to 19 competitive grant funding opportunities occurred. Of the 19 opportunities, 13 were new grant opportunities, and six were renewals.

Decision notices were received for eight grants. This includes six awarded grants totaling \$66,820,331 and two grant requests that were not awarded, one for \$5,000,000 and another request for rental housing vouchers for which a budget authority amount is unknown unless or until an award is made. Eleven grant applications for a total of \$84,615,355 were pending decision as of December 31, 2023.

Table 1 – Competitive Grants – Awarded				
	Grantor / Funding Source	FY / Quarter Submitted	Amount & Type	Description
1	Infill Infrastructure Grant – Catalytic Qualifying Infill Areas	FY 2023 / Third Quarter	\$45,000,000 New	To create 1,185 affordable rental housing units, spread across two developments, for households with incomes ranging from up to 30 percent to up to 120 percent of Area Median

Table 1 – Competitive Grants – Awarded

Grantor / Funding Source	FY / Quarter Submitted	Amount & Type	Description
California Department of Housing and Community Development (HCD)			Income (AMI), and 408 market-rate rental housing units. Of the affordable units, 100 will convert to ownership at the end of the 15-year low-income housing tax credit compliance period.
2 Homekey Round 3 – Pacific Village HCD	FY 2023 / Fourth Quarter	\$16,850,000 New	To create 62 permanent affordable rental housing units with supportive services that will serve individuals experiencing homelessness and chronic homelessness, including veterans and Transition-Age Youth (TAY). The Housing Commission committed 15 HUD-Veterans Affairs Supportive Housing (VASH) and 47 Project-Based vouchers (PBVs) to this development.
3 Homekey Round 3 – Abbott Street Apartments HCD	FY 2023 / Fourth Quarter	\$3,900,000 New	To create 13 permanent affordable housing units with supportive services that will serve individuals experiencing chronic homelessness. The Housing Commission committed 13 PBVs to this development.
4 Fiscal Year 2023 Family Self-Sufficiency (FSS) U.S. Department of Housing and Urban Development (HUD)	FY 2023 / Second Quarter	\$628,270 Renewal	To fund Housing Commission Achievement Academy FSS Program Coordinators, who provide families receiving federal rental assistance with training and supportive services to assist them with achieving self-sufficiency. This is the second-year award from a single application requesting two years of funding totaling approximately \$1,226,625.
5 Veterans Affairs Supportive Housing (HUD-VASH) - PIH 2023-09 (HA) HUD	FY 2023 / Fourth Quarter	\$422,061 New	To provide up to 25 federal HUD-VASH vouchers to assist households with at least one veteran experiencing homelessness pay their rent.

Table 1 – Competitive Grants – Awarded				
	Grantor / Funding Source	FY / Quarter Submitted	Amount & Type	Description
6	Charting a Path to Financial Resilience & Career Success Through LISC’s Financial Opportunity Centers® Local Initiative Support Corporation (LISC) San Diego & Wells Fargo	FY 2024 / First Quarter	\$20,000 New	To engage up to 100 eligible low- and moderate-income individuals in financial coaching services through the Housing Commission Achievement Academy, which may include credit-, savings-, and asset-building programming.
Total Awards: 6			\$66,820,331	

Table 2 – Competitive Grants – Not Awarded				
	Grantor / Funding Source	FY / Quarter Submitted	Amount & Type	Description
1	Family Unification Program HUD	FY 2023 / Fourth Quarter	N/A ¹ New	To provide up to 75 federal rental housing vouchers to families for whom housing is the determining factor in the placement of a child with child welfare services or the delay in the reunification of the child, or children, to the family from out-of-home care, and to youth between the ages of 18 and 25 who are at risk of or experiencing homelessness.
	Homeownership Super Notice of Funding Availability – CalHome HCD	FY 2023 / Third Quarter	\$5,000,000 New	To provide up to 25 households with mortgage assistance through the Housing Commission’s First-time Homebuyer Program.

¹ The budget authority of vouchers is unknown unless/until awarded.

Table 2 – Competitive Grants – Not Awarded

Grantor / Funding Source	FY / Quarter Submitted	Amount & Type	Description
Total Not Awarded: 2		\$5,000,000	

Table 3 – Competitive Grants – Pending Decision

	Grantor / Funding Source	FY / Quarter Submitted	Amount & Type	Description
1	Homekey Round 3 – Presidio Palms HCD	FY 2024 / First Quarter	\$38,500,000 New	To create 161 permanent affordable rental units with supportive services that will serve individuals experiencing homelessness and chronic homelessness, including Transition-Age Youth (TAY). The Housing Commission committed 161 permanent supportive housing (PSH) PBVs to this development.
2	Homekey Round 3 – Willow Canyon HCD	FY 2024 / First Quarter	\$28,500,000.00 New	To create 105 permanent affordable rental units with supportive services that will serve individuals experiencing homelessness and chronic homelessness, including veterans and TAY. The Housing Commission committed 90 PSH PBVs and 15 VASH PBVs.
3	Super Notice of Funding Opportunity Regional Task Force on Homelessness	FY 2024 / Second Quarter	\$8,366,639 New	To provide permanent supportive housing with supportive services for up to 142 households and rapid rehousing for up to 60 households, as well as provide homelessness diversion services and flexible funding to assist individuals experiencing homelessness with securing private rental housing over a two-year period.
4	FY 2023 Continuum of Care (CoC) Program – SDHC Merged	FY 2024 / First Quarter	\$4,397,800 Renewal	To provide a minimum of 207 PSH units to families and households with individuals with a disabling condition and experiencing homelessness.

Table 3 – Competitive Grants – Pending Decision

Grantor / Funding Source	FY / Quarter Submitted	Amount & Type	Description
Grant Permanent Supportive Housing U.S. Department of Housing and Urban Development (HUD)			
5 FY 2023 CoC Program – CoC Moving Home Rapid Rehousing HUD	FY 2024 / First Quarter	\$1,754,367 Renewal	To provide short- to medium-term rental assistance with supportive services to a minimum of 62 individuals experiencing homelessness.
6 FY 2023 CoC Program – High-Needs Households HUD	FY 2024 / First Quarter	\$852,256 New	To provide up to 20 PSH opportunities to families and households with individuals with a disabling condition experiencing chronic homelessness and who are high acuity and high utilizers of emergency response systems.
7 FY 2023 CoC Program – TAY Rapid Rehousing HUD	FY 2024 / First Quarter	\$818,088 Renewal	To provide short- to medium-term rental assistance with supportive services to a minimum of 28 youth ages 18-24 experiencing homelessness.
8 FY 2023 CoC Program – Housing Commission Seniors HUD	FY 2024 / First Quarter	\$705,196 New	To provide up to 30 PSH units to individuals with a disabling condition and age 55 or older experiencing chronic homelessness. Supportive services may include case management; medical, dental, and mental healthcare; financial and life skills support; and assistance with meals, transportation and accessing public benefits and legal services.
9 FY 2023 CoC Program – San	FY 2024 / First Quarter	\$607,309 Renewal	To provide short- to medium-term rental assistance with supportive services to a minimum of 23

Table 3 – Competitive Grants – Pending Decision				
	Grantor / Funding Source	FY / Quarter Submitted	Amount & Type	Description
	Diego Rapid Rehousing HUD			individuals experiencing homelessness. Grant term: July 1, 2024 – June 30, 2025.
10	Community Development Block Grant County of San Diego	FY 2024 / Second Quarter	\$113,700 Renewal	To support the San Diego City-County Reinvestment Task Force operations.
11	Veterans Affairs Supportive Housing (HUD-VASH) – PIH 2023-22 (HA) HUD	FY 2024 / Second Quarter	N/A New	To provide up to 50 federal HUD-VASH vouchers to help households with at least one veteran experiencing homelessness pay their rent. The budget authority of vouchers is unknown unless/until awarded.
Total Pending: 11			\$84,615,355	

Pending from Previous Report

The Housing Commission was included in a request to HUD’s FY 2023 Economic Development Initiative – Community Project Funding (CPF) that was still pending as of December 31, 2023. This is a Congressionally directed grant program. The City of San Diego and Housing Commission worked in partnership with U.S. Representative Juan Vargas’s office (District 52) to seek \$850,000 in CPF support to help complete predevelopment work for the densification of the Housing Commission-owned affordable housing property Casa Colina Phase I in City Heights. A similar collaborative CPF request with U.S. Senator Alex Padilla and U.S. Representative Scott Peters (District 50) was sought for \$1.5 million and \$1 million, respectively, for capital improvements to convert publicly owned, unused office space at the Housing Commission’s headquarters into a shelter for people experiencing homelessness.

Grant Activity – Pass-through Funding

No funds were passed through to the Housing Commission from the City of San Diego during the first half of FY 2024.

Grant Activity – Non-Competitive Funding

As the City’s public housing agency, the Housing Commission is allocated non-competitive funds from HUD based on formulas and, on occasion, other factors. There was one non-competitive grant allocation with a total budget authority of \$1,014,349 to the Housing Commission during the first half of FY 2024.

Table 4 – Non-Competitive Funding				
	Grantor / Funding Source	FY / Quarter Allocated	Amount & Type	Description
1	Housing Choice Vouchers (HCV) / Section 8 (Notice PIH 2023-21) HUD	FY 2024 / First Quarter	\$1,014,349 New	To provide up to 69 additional HCVs to help households with low income pay their rent.
Total Pass-through Funding: 1			\$1,014,349	

Economic Impact

- **Sub-recipient Agreements** – During the first half of FY 2024, the Housing Commission executed five sub-recipient agreements totaling \$8,069,288 from multiple grant sources.

Table 5 – Sub-recipient Agreements			
	Sub-recipient & Project	Grantor / Funding Source	Amount
1	Alpha Project for the Homeless – Family Interim Shelter	City of San Diego / General Funds, Community Development Block Grant (CDBG) via City	\$2,333,544
2	Alpha Project for the Homeless – Harm Reduction Interim Shelter	City of San Diego / General Funds, California Business, Consumer Services and Housing Agency (BCHSA) / Homeless Housing, Assistance and Prevention (HHAP)	\$2,251,967
3	Catholic Charities Diocese of San Diego – Women's Interim Shelter	City of San Diego / General Funds	\$1,067,617

4	Father Joe’s Villages – Bishop Maher Center	City of San Diego / General Funds	\$572,900
5	The San Diego LGBT Community Center – LGBTQ+ Affirming TAY Shelter	California BCHSA / HHAP	\$1,843,260
Total Sub-recipient Agreements: 5			\$8,069,288

- **Contracts Awarded** – During the first half of FY 2024, the Housing Commission executed eight contracts totaling \$690,442.69 in HUD Capital Fund program funding allocated non-competitively to the Housing Commission. The annual HUD Capital Fund allocation is based on a formula that measures the existing modernization and accrual needs of public housing authorities. The funds are intended to be used for public housing units.

Table 6 – Contracts Awarded			
Property		Description	Amount
1	44 th St. Camulos, Mason, Vista Verde	Security Camera Design – Construction Administration	\$4,205
2	Vista Verde	Lighting improvements at Vista Verde at carports and refuse area.	\$215,463.81
3	Via Las Cumbres	Via Las Cumbres laundry room repair and entry apron parking lot improvements.	\$56,093.89
4	Trojan Ave	Trojan Avenue apartments fencing.	\$84,118.17
5	Vista Verde	Vista Verde parking lot rehab.	\$41,801.41
6	Via Las Cumbres	Screen door replacement at Via Las Cumbres.	\$26,638
7	Mason	Plumbing supply line re-pipe at Mason.	\$258,056.76
8	Picador	Parking lot repairs Picador Boulevard.	\$4,065.65
Total Contracts: 8			\$690,442.69

HOUSING COMMISSION STRATEGIC PLAN

This item relates to the Housing Commission Housing Commission Strategic Plan for Fiscal Year (FY) 2022-2024 Core Value: Believe in transparency and being good financial stewards.

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Respectfully submitted,

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San Diego Housing Commission

Approved by,

Jeff Davis

Jeff Davis
Deputy Chief Executive Officer
San Diego Housing Commission

Attachment: Grants Not Awarded Information

Hard copies are available for review during business hours at the information desk in the main lobby of the San Diego Housing Commission offices at 1122 Broadway, San Diego, CA 92101. Docket materials are also available in the "Governance & Legislative Affairs" section of the San Diego Housing Commission website at www.sdhc.org

Attachment 1

Grants Not Awarded Information

HUD Family Unification Program - This was a highly competitive funding opportunity, with only 13 public housing authorities out of 3,200 nationwide receiving an award from the \$10 million total available. The Housing Commission exceeded the minimum threshold rating criteria. HUD was unable to provide a requested debrief.

HCD Homeownership Super NOFA, CalHome - The Housing Commission's score was seven points less than the lowest awarded score. Noteworthy factors:

- Much of the scoring is predetermined according to Base Evaluation Criteria set by federal macroeconomic data (e.g., regional housing affordability, percentages of households with low income, etc.)
- Funding targets such as geographic region and applicant type affected the amount of funding available. This resulted in a more limited pool of funds to which the Housing Commission could competitively apply.
- Housing Commission staff advocated for a now-proposed change to the grant program's scoring rubric that would enable it to secure additional points for operating within a designated "Prohousing" jurisdiction.