SAN DIEGO HOUSING COMMISSION
SDHC

INFORMATIONAL REPORT

DATE ISSUED: January 9, 2025   **REPORT NO**: HCR25-003

ATTENTION: Chair and Members of the San Diego Housing Commission Board of Commissioners
For the Agenda of January 17, 2025

SUBJECT: Fiscal Year 2026 Moving to Work Annual Plan

NO ACTION IS REQUIRED ON THE PART OF THE HOUSING COMMISSION

Summary
The San Diego Housing Commission (SDHC) is one of only 39 original Moving to Work (MTW) agencies out of approximately 3,200 public housing authorities in the nation. The U.S. Department of Housing and Urban Development (HUD) has announced the addition of 100 MTW agencies. The MTW designation provides the SDHC the ability, subject to HUD's approval, to implement a variety of innovative new approaches to provide housing assistance and other services to families with low income in the City of San Diego. HUD requires MTW agencies to submit an annual plan including all proposed activities and revisions to previously approved activities.

The MTW Annual Plan 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, and summaries of sources and uses of funding. The MTW Annual Plan also contains descriptions of MTW activities previously approved by HUD in addition to any proposals for new activities and updates to existing activities. SDHC is not proposing any new activities in Fiscal Year (FY) 2026.

The MTW Annual Plan must be available for public comment before it can be submitted to HUD. The FY 2026 Annual Plan is available for public comment from December 23, 2024, through January 23, 2025. All comments will be considered during the final review of the plan and become part of the public record submitted to HUD. The final MTW Annual Plan will be presented to the SDHC Board of Commissioners in February for consideration of approval.

SDHC STRATEGIC PLAN
This item relates to Strategic Priority Area No. 1 in the SDHC Strategic Plan for Fiscal Year (FY) 2022-2024: Increasing and Preserving Housing Solutions. SDHC is in the process of developing a new Strategic Plan.

EQUAL OPPORTUNITY CONTRACTING AND EQUITY ASSURANCE
The following outreach efforts have been undertaken to proactively support SDHC 's commitment to equity and inclusivity:
- Mailed letters to 2,500 participants of SDHC programs, informing them of the MTW Annual Plan and public comment period.
- Uploaded the MTW Annual Plan and information to SDHC 's community engagement platform, engagesdhc.org/mtwplan.
- Emailed information about the MTW Annual Plan and public comment period to every household on SDHC 's Housing Choice Voucher program whose email address is on file.
- Developed a high-level overview of the MTW Annual Plan, which has been translated into all seven languages included in SDHC 's Language Access Plan.

Respectfully submitted,   Approved by,

Debra Fischle-Faulk   *Jeff Davis*

Debra Fischle-Faulk   Jeff Davis
Senior Vice President, Compliance & Equity Assurance   Deputy Chief Executive Officer
San Diego Housing Commission   San Diego Housing Commission

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.

Moving Forward
Moving To Work Program
Annual Plan for Fiscal Year 2026

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SECTION I – INTRODUCTION AND AGENCY GOALS

MESSAGE FROM THE PRESIDENT & CEO

Putting people first and acting with innovation, compassion and expedience are qualities that the San Diego Housing Commission (SDHC) values and puts into practice daily. Our focus remains on the people we serve.

Our status as a Moving to Work (MTW) agency and the flexibility it provides are essential to our ongoing efforts to have a positive impact on our community and help to make San Diego a diverse, vibrant and thriving city for people to call home.

For example, with MTW flexibility, we launched the SDHC Achievement Academy nearly 15 years ago. Its programs provide opportunities for families with low income to become more financially self-reliant. The SDHC Achievement Academy's programs emphasize career planning, job skills, job placement and personal financial education. Collaborations with employers, educational institutions and community organizations expand the offerings available for participants—at no cost to them. More than 5,000 people participated in the SDHC Achievement Academy in Fiscal Year 2024.

Our Path to Success MTW initiative also continues to encourage our rental assistance and public housing participants to achieve greater financial self-reliance. Under Path to Success, families may increase their earnings without immediately paying more toward rent. They can then direct that money to other financial goals. The average annual income of families identified as able to work has increased 96% since Fiscal Year 2013, when we started implementing Path to Success.

MTW initiatives are also among the programs in our HOUSING FIRST – SAN DIEGO homelessness initiative, which has created more than 12,000 housing solutions since November 2014 for San Diegans at risk of or experiencing homelessness. Our Landlord Engagement and Assistance Program (LEAP), Moving Home rapid rehousing, Moving On rental assistance, Guardian Scholars, and Monarch School programs are among the efforts providing housing solutions through HOUSING FIRST – SAN DIEGO.

We know that housing assistance for families struggling economically is most effective when many organizations serving the community work together. We are grateful for the community-based organizations, affordable housing developers, property owners and landlords, service providers, and government agencies that collaborate with us to achieve positive impacts for City of San Diego families.

We also thank our elected leaders, including Mayor Todd Gloria, City Council President Sean Elo-Rivera and all San Diego City Councilmembers, for the leadership, direction and support they provide. SDHC Board of Commissioners Chair Eugene "Mitch" Mitchell and our entire Board also provide invaluable insight, guidance and engagement for our efforts.

As I complete my first year as SDHC's President and CEO, I am proud of our staff for their continuing excellence and for approaching their work with dedication, empathy, professionalism and a solutions-oriented mindset.

As we look to the year ahead, I am excited to collaborate with our SDHC Board of Commissioners, the San Diego City Council and community partners as we develop our next five-year strategic plan to guide us in our ongoing mission.

Sincerely,

Lisa Jones
President & CEO
San Diego Housing Commission

SHORT-TERM AND LONG-TERM MTW GOALS

LONG-TERM GOALS

SDHC STRATEGIC PLAN

In June 2024, SDHC released a request for proposals for a consultant to work with the agency on the development of SDHC's next Strategic Plan.

The new Strategic Plan will guide SDHC's ongoing mission over the next five years, building on the accomplishments of the previous plan, which provided the vision, mission, purpose, core values and strategic priorities for the agency during Fiscal Years 2022 – 2024.

In addition to developing its agencywide Strategic Plan, SDHC is also seeking a consultant to assist with the development of an Equity Assurance Strategic Action Plan to guide, support and sustain SDHC's ongoing efforts to promote Diversity, Equity, Inclusion (DEI) and Access.

The Equity Assurance Strategic Action Plan will include goals, objectives, action items and metrics.

To reinforce SDHC's commitment as an agency to diversity, equity, inclusion (DEI) and access, SDHC developed a new DEI policy statement in Fiscal Year 2024. SDHC's Equity Assurance Division worked externally and internally to conduct research and gather input that helped develop a statement to clearly express SDHC's dedication to these principles:

> We're about people. At SDHC, Diversity, Equity, Inclusion and Access are embedded in our values, mission, and culture. We make an intentional effort to provide equitable access to our programs and services and foster a diverse and inclusive workplace and community. Diversity and inclusion are catalysts for meaningful change. We encourage and welcome diverse approaches and points of view from employees, customers and our community as we continuously improve our programs, projects and policies.

SDHC previously created its Equity Assurance Department to facilitate and support this commitment by integrating diversity, equity and inclusion into decision making, planning, and implementation through all services, policies, practices and procedures.

Development of the Strategic Action Plan reinforces SDHC's commitment to delivering its essential housing assistance programs and services in innovative, equitable and inclusive ways that address historic, systemic barriers and help achieve SDHC's vision that everyone in the City of San Diego will have a home they can afford.

COMMUNITY ACTION PLAN ON HOMELESSNESS FOR THE CITY OF SAN DIEGO

Four years after the San Diego City Council accepted the Community Action Plan on Homelessness for the City of San Diego (Community Action Plan), an updated analysis of the crisis response and housing needs to address homelessness in the City was completed during Fiscal Year 2024.

The update, presented to the San Diego City Council on November 14, 2023, highlighted progress achieved from 2019 to 2023 and identified revised shelter and housing needs for the years to come. SDHC, the City's Homelessness Strategies and Solutions Department, the San Diego Regional Task Force on Homelessness (RTFH), and the Corporation for Supportive Housing (CSH) jointly presented the update.

The Community Action Plan is a comprehensive, 10-year plan that builds on progress, lays out short-term achievable goals, and serves as a guide for long-term success in addressing homelessness. SDHC was one of the lead agencies in the creation of the Community Action Plan, which the San Diego City Council accepted on October 14, 2019.

Updated Need				
	2019 Individual Need	2023 Individual Need	2019 Family Need	2023 Family Need
Crisis Response (Shelter)	350-500	410-820	40-80	55-110
Diversion	674	2,600	93	100
Rapid Rehousing	533	2,950	269	130
Supportive Housing	3,324	3,500	179	20
Low Income Housing	229	200	1,115	140
Prevention	-	1,425	Not included in 2019 Modeling	60
TOTAL	5,185*	11,285*	716*	525*

*Total uses midpoint of crisis response range
Source: "Community Action Plan on Homelessness for the City of San Diego: 2023 Need and Financial Projections Update"

Year 1 Cost Estimates for New Interventions				
	Individual Households	Family Households	Annual Cost per Household	Total Annual Cost
Shelter	410-820	55-110	$30,000	$14 Million – $28 Million
Diversion and Prevention	4,025	160	$15,000	$63 Million
Rapid Rehousing	2,950	130	$25,000	$76 Million
Supportive Housing	3,500	20	$34,000	$120 Million
TOTAL Estimate Year 1	11,285	525		$280 Million

Year 1 Cost Estimate for New Interventions at Scale. Capital costs for shelter or housing not included.
Source: "Community Action Plan on Homelessness for the City of San Diego: 2023 Need and Financial Projections Update"

SHORT-TERM GOALS

HOMEKEY-FUNDED HOTEL CONVERSIONS INTO AFFORDABLE HOUSING

SDHC anticipates 223 new affordable rental housing units with supportive services for people experiencing homelessness will be completed in the first few months of 2025 at properties SDHC acquired with California Homekey Program funds, in collaboration with the City of San Diego and the County of San Diego.

On October 25, 2024, SDHC commemorated the construction kickoff for the rehabilitation of the property known as Presidio Palms, where a former extended-stay hotel is being converted into 161 affordable housing units with supportive services for people experiencing homelessness. The rehabilitation of the property is anticipated to be completed by April 2025.

SDHC is also converting another former hotel, now known as Pacific Village, into 62 affordable housing units with supportive services for people experiencing homelessness. Construction has been occurring since March 2024 and is anticipated to be completed in time for residents to begin residing at the property by February 2025.

Both Presidio Palms and Pacific Village are among the properties for which the state has awarded Homekey funds to create new housing. Overall, since Homekey launched in 2020, the state has awarded more than $105 million to SDHC collaborations with the City and County to create more than 600 affordable housing units with supportive services for people experiencing homelessness, of which 385 units are in service and 223 are pending completion. Through its purchases with these funds, SDHC owns more than 550 of the more than 600 Homekey-funded units. SDHC also has awarded more than 600 rental housing vouchers to assist residents with their rent at all of these Homekey-funded properties.

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	

Presidio Palms Construction Kickoff
News Conference – October 25, 2024

SDHC COLLABORATIVE AFFORDABLE HOUSING DEVELOPMENTS

Furthering the goal of increasing and preserving affordable housing, the following SDHC collaborative developments are among approximately 2,601 affordable rental housing units that have received at least preliminary approval of financing from the SDHC Board of Commissioners and are pending completion:

- **8th Avenue Family Housing** (new construction) – 79 affordable units for families with low income
- **Bandar Salam** (rehabilitation) – 67 affordable units for families with low income
- **Cerro Pueblo** (rehabilitation) – 45 affordable units for families with low income
- **Cortez Hill Apartments** (new construction) – 87 affordable units for families with low income, of which 14 units are for families experiencing homelessness
- **Cuatro at City Heights** (new construction) – 115 affordable units for families with low income, including 30 veterans experiencing homelessness
- **Green Manor Apartments** (rehabilitation) – 149 affordable for seniors ages 62 and older with low income
- **Hacienda Townhomes** (rehabilitation) – 51 affordable units for families with low income
- **Harrington Heights** (new construction) – 270 affordable units for individuals and veterans experiencing homelessness and individuals with very low income (formerly 13th & Broadway)
- **Iris Trolley Apartments** (new construction) – 63 affordable units for families with low income
- **Hillcrest Hall** (new construction) – 97 affordable housing units for families with income
- **Kindred** (new construction) – 125 affordable units for families with low income, including 59 affordable rental units for with supportive service for seniors aged 55 and older experiencing homelessness
- **Market Street Apartments** (new construction) –137 affordable housing units for with low income
- **Mercado Apartments** (rehabilitation) – 142 affordable units for families with low income
- **Messina Senior Apartments** (new construction) – 78 affordable units for seniors with low income
- **Mt Etna Family – Modica** (new construction) – 93 affordable units for individuals and families with low income
- **Navajo Family Apartments** (new construction) 44 affordable units for families with low income

- **Rancho Bernardo Transit Village** (new construction) – 99 affordable units for 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
- **Serenade on 43rd** (rehabilitation) – 64 affordable units for families with low income, including 31 units set aside for individuals experiencing homelessness with a serious mental disability
- **Studio 15 Apartments** (rehabilitation) – 272 affordable units for families with low income
- **The Iris** (new construction, mixed income) – 99 affordable units for families with low income
- **Ventana al Sur** (new construction) – 100 affordable rental housing units for seniors with low income or experiencing homelessness

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*	# OF UFAS UNITS	
	0	1	2	3	4	5+			FULLY ACCESSIBLE	ADAPTABLE
N/A	0	0	0	0	0	0	0	N/A	0	0

TOTAL PUBLIC HOUSING UNITS TO BE ADDED   **0**

* 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
Beyer Boulevard	30	N/A	Low-Income (Extended from FY25)
Navajo Family Apartments	8	N/A	Low-Income (Extended from FY25)
73rd Street Apartments	30	N/A	Homeless (Extended from FY25)
Encanto Gateway	10	N/A	Low-Income (Extended from FY25)

78		**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	N/A	Homeless
Hollywood Palms	23	Leased/Issued	N/A	Low-Income
Leah Residence	14	Leased/Issued	N/A	Homeless
Townspeople	9	Leased/Issued	N/A	Homeless
Potiker	36	Leased/Issued	N/A	Low-Income
Alabama Manor	14	Leased/Issued	N/A	Low-Income
Meade	10	Leased/Issued	N/A	Low-Income
Santa Margarita	12	Leased/Issued	N/A	Low-Income
Courtyard	3	Leased/Issued	N/A	Low-Income
Hotel Sandford	27	Leased/Issued	N/A	Low-Income
Connections Housing	73	Leased/Issued	N/A	Homeless
Mason Hotel	16	Leased/Issued	N/A	Homeless
Parker-Kier	22	Leased/Issued	N/A	Homeless
Celadon	88	Leased/Issued	N/A	Homeless
Alpha Square	76	Leased/Issued	N/A	Homeless
New Palace Hotel	79	Leased/Issued	N/A	Homeless
Village North Senior	44	Leased/Issued	N/A	Homeless
Atmosphere	51	Leased/Issued	N/A	Homeless
Talmadge Gateway	59	Leased/Issued	N/A	Homeless
Cypress Apartments	62	Leased/Issued	N/A	Homeless
North Park Senior	8	Leased/Issued	N/A	Homeless
Quality Inn	91	Leased/Issued	N/A	Homeless
West Park	46	Leased/Issued	N/A	Homeless
Alpha Lofts	52	Leased/Issued	N/A	Homeless
Zephyr	84	Leased/Issued	N/A	Homeless
Vista Del Puente	38	Leased/Issued	N/A	Homeless
The Beacon	43	Leased/Issued	N/A	Homeless
Stella	62	Leased/Issued	N/A	Homeless
The Link	72	Leased/Issued	N/A	Homeless
San Ysidro Senior	50	Leased/Issued	N/A	Homeless
Benson Place	82	Leased/Issued	N/A	Homeless
Ivy Apartments	52	Leased/Issued	N/A	Homeless
Ventana al Sur	25	Leased/Issued	N/A	Homeless
Trinity Place	73	Leased/Issued	N/A	Homeless

14th & Commercial	254	Leased/Issued	N/A	Homeless
The Helm (Front & Beech)	32	Leased/Issued	N/A	Low-Income
The Orchard at Hilltop	25	Leased/Issued	N/A	Low-Income
Milejo Village (Jamboree)	64	Leased/Issued	N/A	Homeless
Tranquility at the Post 310	10	Leased/Issued	N/A	Homeless
Valley Vista (Residence Inn Hotel Circle)	190	Leased/Issued	N/A	Homeless
Kearny Vista (Residence Inn Kearny Mesa)	142	Leased/Issued	N/A	Homeless
Hillcrest Inn	12	Leased/Issued	N/A	Homeless
Hacienda Townhomes	19	Leased/Issued	N/A	Low-Income
Shoreline	25	Leased/Issued	N/A	Low-Income
Tizon	44	Leased/Issued	N/A	Low-Income
Nestor Senior Village	73	Leased/Issued	N/A	Homeless
Levant Senior Cottages	70	Leased/Issued	N/A	Low-Income
Southwest Village	50	Leased/Issued	N/A	Low-Income
Puesta Del Sol (Ulric Street II)	59	Leased/Issued	N/A	Homeless & Low-income
Sorrento Towers	17	Leased/Issued	N/A	Low-Income
ADU Pilot	5	Leased/Issued	N/A	Low-Income
Shores at North Beach (prev Abbott Street Apartments)	13	Leased/Issued	N/A	Homeless
Messina Senior Apartments (prev Mt Etna)	8	Leased/Issued	N/A	Low-Income
Taormina Family Apartments	8	Leased/Issued	N/A	Low-Income
Serenade on 43rd	32	Committed	N/A	Low-Income
SkyLINE	30	Committed	N/A	Low-Income
Pacific Village	47	Leased/Issued	N/A	Homeless; Homeless TAY
Iris at San Ysidro	25	Committed	N/A	Low-Income
Terrasini Senior Apartments	8	Committed	N/A	Low-Income
Harrington Heights (prev 13th and Broadway 4%)	25	Committed	N/A	Homeless
Harrington Heights (prev 13th and Broadway 4%)	40	Committed	N/A	Low-Income
Harrington Heights (prev 13th and Broadway 9%)	40	Committed	N/A	Homeless
Cuatro at City Heights	48	Committed	N/A	Low-Income
Presidio Palms	161	Leased/Issued	N/A	Homeless; Homeless TAY
Kindred	84	Committed	N/A	Homeless Seniors & Low-Income
Cortez Hill Apartments	87	Committed	N/A	Homeless & Low-income
Price Humble Heart	33	Committed	N/A	Low-Income
Rose Creek	9	Committed	N/A	Low-Income

3,293	**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 changes anticipated.

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 anticipates Capital Fund Program formula funds will be used to fund the soft costs, hard costs, and administrative costs of various renovation activities throughout the (8) Public Housing properties consisting of (189) public housing units. Hard costs may include limited site improvements, security and safety improvements, energy efficiency measures, and other critical needs projects as identified via an ongoing physical needs assessment (PNA) of the SDHC portfolio. Soft costs may include architecture and engineering and third-party consultants for due diligence related activities. The properties and scope selection are to be determined.

Pending availability of funds, SDHC also anticipates MTW funds may be used to fund capital expenditure costs of various renovation activities in Project Based Voucher and Local, Non-Traditional units. Capital improvements may include energy efficiency measures, upgrades to plumbing, and other critical needs projects as identified by the PNA effort.

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**
MTW Public Housing Units Leased	2,155	189
MTW Housing Choice Vouchers Utilized	187,728	15,644
Local, Non-Traditional: Tenant-Based^	13,692	1,141
Local, Non-Traditional: Property-Based^	13,238	1,103
Local, Non-Traditional: Homeownership^	0	0
PLANNED TOTAL HOUSEHOLDS SERVED	216,813	18,077

* "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.

^ 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	10,800	900
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	900	75
Tenant-Based	Homeless Shelter Beds / 2016-3	300	25
Tenant-Based	Moving On Program / 2017-1	480	40
Tenant-Based	Moving Home Program / 2018-1	348	29
Property-Based	Affordable Housing Development / 2011-4	13,238	1,103
Property-Based	Preservation of Affordable Housing in the City of San Diego / 2021-2	0	0
Homeownership	Homeownership Program / 2022-1	0	0
PLANNED/ACTUAL TOTALS		26,930	2,244

* 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

III. UNIQUE HOUSEHOLDS SERVED

Number of unique households served annually through local, non-traditional rental services program such as short-term rental assistance, rapid rehousing, emergency housing, etc.

Local, Non-Traditional tenant-based rental services programs plan to serve a total of 1,157 unique households for the fiscal year.

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	68,106	Open	Yes/No
Housing Choice Voucher: Project-Based	Community Wide	45,013	Open	Yes/No
Housing Choice Voucher: Project-Based	Site-Based	12	Closed	No
Public Housing	Community Wide	58,241	Open	Yes/No
Local Non-Traditional	Community Wide	N/A	N/A	N/A

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	None
Housing Choice Voucher: Project-Based	None
Housing Choice Voucher: Project-Based (Single)	None
Public Housing	None
Local Non-Traditional	None

No new activities proposed.

2025-2. Expedited Eligibility and Leasing Exceptions

Plan Year Approved	Implementation Date	Plan Year(s) Amended
Fiscal Year 2025	Not Yet Implemented	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 in order 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 from the FY 2021 figures 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 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

None

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 who are 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 a significant housing instability.
- FY 2020: The program MTW budget was increased to $5 million.

Planned Non-Significant Changes

None

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

None

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

None

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

- 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

None

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

N/A

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 rent 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

N/A

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

N/A

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 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

The maximum total escrow accumulation will be increased to $50,000.

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 age 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 biennia reexamination schedule. All households in Path to Success, VASH, Project Based Vouchers, and SDHC's Local-Non Traditional rent subsidy programs are on a biennia reexamination schedule.

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: SDHC converted the Elderly/Disabled population to a biennia 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

- 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 combine 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

N/A

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

2011-3. TWO YEAR OCCUPANCY TERM FOR PBV TENANTS

PLAN YEAR APPROVED	IMPLEMENTATION DATE	PLAN YEAR(S) AMENDED
Fiscal Year 2011	October 1, 2010	2013

Activity Description

This activity requires project-based voucher residents to complete two years of occupancy before becoming eligible to receive a tenant-based voucher, and allows SDHC to determine waiting list procedures differing from current program residents. This applies to all PBV developments except those designated as transitional housing.

Activity Updates

- FY 2016: The FY 2012 report increased the threshold of the vacancy policy from 15 percent to 35 percent, a percent consistent with the baseline vacancy rate. The policy changes benefit PBV households.
- FY 2013: Re-proposed activity to allow SDHC to create a policy that no more than 15 percent of the tenants in any given development who become eligible to transition to a tenant-based voucher in any given year and no more than 10 percent in any given month can move from the PBV assisted complex. The policy change was effective 2/1/2014.

Planned Non-Significant Changes

The family, in any given development, must be receiving assistance to be eligible for continued tenant-based assistance. When funding is not available, families must be receiving assistance to be eligible to remain on the project based to tenant-based conversion list.

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	2013

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 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

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 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.

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.

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 a three pronged approach:

1. A revolving security deposit loan program for families newly admitted to the Section 8 Housing Choice Voucher Program.
2. A robust mobility counseling program which offers pre- and post- moving counseling, resources and information, assistance with unit search, and guidance to families expressing interest in moving to neighborhoods of opportunity. The mobility counselor also engages in significant landlord outreach to increase landlord participation and market the housing choice voucher program.
3. Increase payment standards for opportunity zip codes.

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

None

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	$297,223,800
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	$10,710,566
70000	TOTAL REVENUE	$307,934,366*

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	$14,965,627
91300+91310+92000	MANAGEMENT FEE EXPENSE	$0
91810	ALLOCATED OVERHEAD	$10,691,438
92500 (92100+92200+92300+92400)	TOTAL TENANT SERVICES	$1,085,728
93000 (93100+93600+93200+93300+93400+93800)	TOTAL UTILITIES	$0
93500+93700	LABOR	$0
94000 (94100+94200+94300+94500)	TOTAL ORDINARY MAINTENANCE	$996
95000 (95100+95200+95300+95500)	TOTAL PROTECTIVE SERVICES	$2,075
96100 (96110+96120+96130+96140)	TOTAL INSURANCE PREMIUMS	$258,679
96000 (96200+96210+96300+96400+96500+96600+96800)	TOTAL OTHER GENERAL EXPENSES	$16,210,808
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	$264,719,015
97400	DEPRECIATION EXPENSE	$0
97500+97600+97700+97800	ALL OTHER EXPENSES	$0
90000	TOTAL EXPENSES	$307,934,366

FY 2026 estimated numbers are not expected to be finalized until March 2025. Figures from the FY 2025 plan are being included as a placeholder.

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

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. SDHC was selected for 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 is temporarily closed to in-person traffic while staff continues to work remotely. Services, however, continue to be offered online. EnVision Centers are open to any households currently receiving SDHC's rental assistance and also those on the 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 an 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

SDHC uses single-fund flexibility in support of MTW activities to enhance self-sufficiency programming. 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 single-fund budget approach to budgeting and accounting. 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.

SDHC uses single-fund flexibility to conduct a variety of activities geared toward self-sufficiency. 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 SDHC to provide assistance to participants with different interests, career focuses, and skill levels. Leveraging funding from outside sources increases the services provided to participants. 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 is able to provide robust services to participants that go beyond job leads and help support self-sufficiency. The resources offered at the Achievement Academy are a vital component of the Path to Success rent reform activity as participants are incentivized to increase income and work towards self-sufficiency. SDHC plans to continue and grow these partnerships to better serve our families and increase economic self-reliance. The narrative below describes some of the services offered at the Achievement Academy.

It is worth noting that while the COVID-19 pandemic temporarily disrupted and altered the Achievement Academy's service delivery model, it did not prevent services from reaching clients in new and creative ways. Like most businesses across the country and elsewhere, SDHC Achievement Academy staff quickly reworked in-person meetings and workshops to Zoom or other online platforms. The change in service delivery proved to be more accessible and convenient for many clients resulting in increased participation in workshops and programmatic events.

EMPLOYMENT/WORKFORCE DEVELOPMENT

Job Developer

One of the Achievement Academy Workforce Readiness Specialist (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. Training for participants covers such topics 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 that typically have been a struggle for participants to get into in the past.

One-Stop Career Center

The San Diego Workforce Partnership (SDWP) provides 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.

Small Business Development Training

The SDHC Achievement Academy provides a small business training program directly for SDHC clients and partners with Access to support entrepreneurs who want to start or expand a small business. Microenterprise services and training offered to clients include creating, or expanding, a business plan; obtaining a business license; one-on-one business counseling; market training & research; and financial literacy support among other services.

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. The Achievement Academy also hosts recruitment fairs via Zoom. Participants are invited to presentations from hiring organizations and hear directly from human resources representatives how to get hired at their company. Topics covered range from the job application and résumé submittal process to interview preparedness and communication skills. Many of the participating recruitment organizations guarantee, at minimum, an interview to SDHC clients.

Youth Programs

Staff at the Achievement Academy strives to offer innovative programing in an effort to keep participants interested and engaged, including a drone training program and medical assistant program. One WRS position focuses on developing 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. Students receive education counseling or career guidance. The Achievement Academy has partnered with Access, Inc. to provide additional training and services to these young adults.

Youth Healthcare Program

The San Diego Housing Commission, through a grant from The Conrad Prebys Foundation, began implementation of a youth healthcare program that will train 40 young adults, 18-26, from households with low income. Called the Healthcare Career Catalyst for Young Adults Program, this opportunity will provide Certified Medical Assistant (CMA) training plus life skills support at no cost to participants. Participants will receive a monthly stipend during the course of the six-month program as well as guidance and education from a certified financial counselor.

Academy Computer Lab

The SDHC Achievement Academy computer lab is currently closed to in-person activity as staff continues to work remotely. During the early shutdown of the pandemic SDHC partnered with Computers2Kids to provide laptops to assist with digital access to SDHC families. This partnership, made possible with a grant from the Local Initiatives Support Corporation (LISC), allows families to participate in on-line school and job search activities. Currently, families are referred to local libraries where free Wi-Fi devices and equipment may be checked out.

INCOME SUPPORTS

Benefits Screening

SDHC Achievement Academy staff work with clients on benefits screening. Application assistance is currently offered for an array of program such as CalWorks, Women Infants and Children (WIC), California Healthy Families, Child Care Assistance, MediCal, and Supplemental Nutrition Assistance Program (SNAP). Additionally, clients are referred to Dreams for Change for tax assistance programs.

FINANCIAL EDUCATION

Financial Coaching

The Achievement Academy has been able to have several WRS positions trained as certified Financial Counselors. The Financial Counselors offer credit counseling in debt reduction, credit repair, budgeting, and cash management skills. 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.

Financial Coaching Training

SDHC WRS staff utilize the LISC Financial Counseling Model to implement innovative coaching methods during one-on-one appointments with participants. SDHC is also positioned to assist participants with improving credit through a partnership with Credit Builders Alliance. The ability to internally pull credit reports allows SDHC to further assist participants with accessing current credit ratings in order 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 2024.

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
Number of rental assistance participants employed for 12 or more consecutive months	43
Number of rental assistance participants who attended a work readiness workshop	1269
Percent of rental assistance participants who attended a recruitment and resource fair and obtained employment as a direct result	19%
Number of rental assistance participants who completed vocational or bridge training	2

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 in order to help households more successfully navigate available programs, which includes 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 participating household from the beginning and continue with them in order to direct which program is most appropriate for their situation. Flexible funding would ensure that even if the household move into another housing program, their case management point of contact would remain with them until exit.

While funding for supportive services within the aforementioned 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 requires 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 in order 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 work 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. Prevention and Diversion is aligned with the Housing First model of addressing homelessness, an approach

to successfully connect households at risk of or experiencing homelessness to services, programs, and housing options without preconditions and barriers to entry. 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 is aligned with the Housing First model of addressing homelessness, 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*	$26,861,326	$26,861,326
HCV Admin Fee	$0	$0
PH Operating Subsidy	$1,321,109	$1,321,109
TOTAL:	**$28,182,435***	**$28,182,435***

FY 2026 estimated numbers are not expected to be finalized until March 2025. Figures from the FY 2025 plan are being included as a placeholder.

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

SDHC anticipates HCV HAP unspent balance will be used to cover increased voucher costs due to utilization rate being greater than 100%; to cover program administration cost; to fund the acquisition, preservation, and renovation of affordable housing units in the City of San Diego; and to fund local non-traditional including homelessness programs costs.

Public Housing unspent fund balances are operating and replacement reserves related to SDHC regulatory agreement with the Department 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

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 C

PACKAGE OF HOMELESSNESS INITIATIVES

The SDHC Board of Commissioners on November 22, 2024, authorized agreements with shelter service providers to add 263 homelessness shelter beds to the City of San Diego's homelessness response system. The City of San Diego is funding these new shelter beds.

These shelter beds support the Short-Term Action Plan that the San Diego City Council requested from the City's Homelessness Strategies and Solutions Department (HSSD) and SDHC to address the anticipated loss of shelter beds at existing programs by December 31, 2024. The City Council confirmed its support for the plan on October 1, 2024.

SDHC will administer the contracts with Veterans Village of San Diego (VVSD), San Diego Rescue Mission, and TURN Behavioral Health Services. Additional beds will be operated at VVSD's campus through a previous contract with Father Joe's Villages, which SDHC also administers.

The new shelter beds are among a package of homelessness initiatives announced in October 2024. The initiatives are the result of the Short-Term Action Plan, which was informed by listening sessions with stakeholders, including people with experience living in homelessness.

In addition to these new shelter beds, the package of initiatives included a collaboration between SDHC and the Regional Task Force on Homelessness on a homelessness diversion initiative that launched November 1, 2024, to assist up to 150 individuals in the coming months, which will free up shelter beds to assist other experiencing homelessness. Diversion strategies employing flexible financial assistance, shared housing strategies and targeted case management can result in positive outcomes for shelter participants who are experiencing homelessness for the first time or who have existing support systems and the ability to end their homelessness without a long-term subsidy.

New Homelessness Initiatives
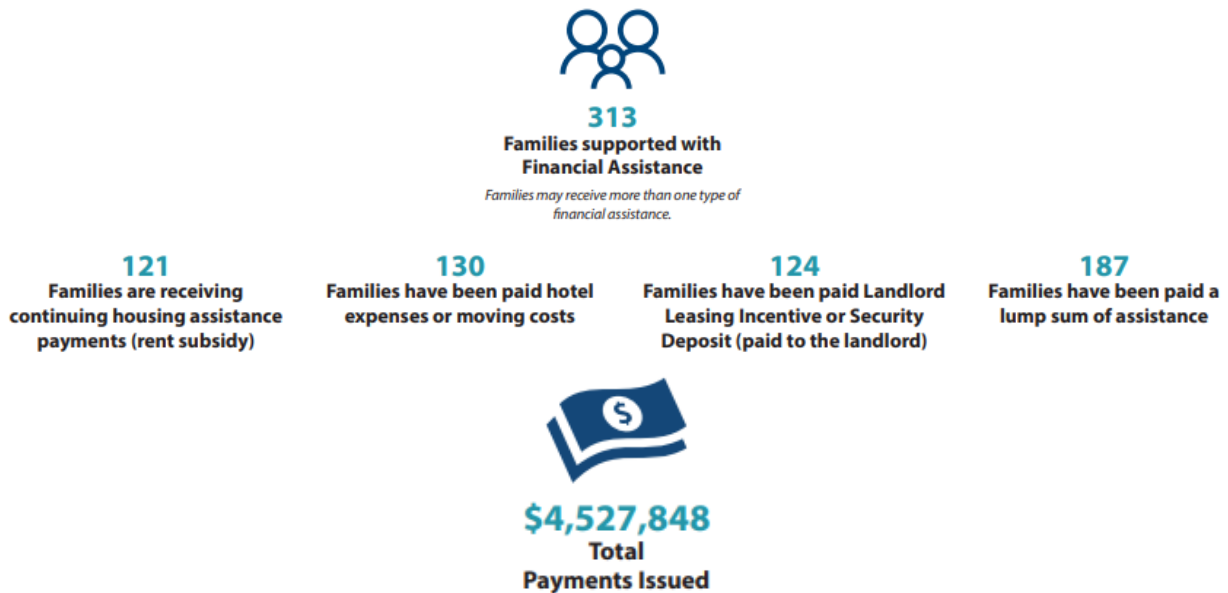*News Conference – October 28, 2024*

FLOOD RECOVERY PROGRAM

As they have since catastrophic floods swept through San Diego communities in January 2024, SDHC staff continues to serve displaced families with compassion and professionalism. With funding from the County of San Diego and City of San Diego, SDHC's Flood Recovery Program for Displaced Residents offered assistance to 359 displaced families who were eligible for and enrolled in the County's Emergency Temporary Lodging Program as of May 23, 2024. As of November 13, 2024, SDHC has disbursed more than $4.5 million in financial assistance for 313 eligible families, which represent 87 percent of all eligible families. Another 31 families chose not to apply for assistance, and 11 families either withdrew their applications or became unresponsive after they applied. Overall, more than 90 percent of eligible families have reported to SDHC that they obtained stable housing. This includes families SDHC assisted, families that withdrew their applications or became unresponsive, and families that did not apply but spoke to SDHC through outreach efforts. September 30 was the deadline for families to secure housing or choose a lump sum payment to be able to receive assistance from this program.

SDHC has determined that it has approximately $900,000 in unused and uncommitted funds from the resources the City allocated for the Flood Recovery Program. In consultation with City Council offices that represent districts impacted by the January floods, SDHC has developed a plan for the use of these remaining funds. SDHC will be assisting families who applied for the Flood Recovery Program but were declined for assistance because they were not on the County's list of families who were eligible for and participating in the County's temporary lodging program as of May 23. SDHC will be able to provide lump sum direct financial assistance of up to $5,500 each for families eligible for this new phase of SDHC's program. Details about SDHC's Flood Recovery Program and the assistance SDHC has provided are available on a dashboard report on SDHC's website.

313
Families supported with Financial Assistance
Families may receive more than one type of financial assistance.

121
Families are receiving continuing housing assistance payments (rent subsidy)

130
Families have been paid hotel expenses or moving costs

124
Families have been paid Landlord Leasing Incentive or Security Deposit (paid to the landlord)

187
Families have been paid a lump sum of assistance

$4,527,848
Total Payments Issued

Payment Type	Amount of Assistance
Housing Assistance Payments	$1,172,484
Lump Sum Assistance Payments	$2,536,402
Hotel Expenses	$420,823
Moving Costs	$63,204
Landlord Leasing Incentives	$190,500
Security Deposit	$144,435
TOTAL	**$4,527,848**

Projected rental assistance obligations through March 2025: $274,815

The first group of 17 participants who completed the SDHC Achievement Academy's Healthcare Career Catalyst for Young Adults program celebrated their graduation on August 22, 2024.

This program provides Certified Medical Assistant training and life skills support at no cost to eligible young adults ages 18 through 26 with low income in the City of San Diego. It is a partnership between the SDHC Achievement Academy, Western Medical Training Center and the International Rescue Committee's Center for Economic Opportunity. A $604,000 two-year grant from Prebys Foundation funds the program.

The program's goal is to train 80 young adults (20 young adults in each of four six-month program sessions over two years). The program builds upon an established SDHC Achievement Academy partnership with Western Medical Training Center that has graduated nearly 200 people as Certified Nursing Assistants.

Participants include young adults who have barriers to work and school as well as pressure beyond what is normal for their ages. Some participants also live in underserved communities and have traditionally faced barriers to financial self-reliance.

"I feel very accomplished," said Umi, a program graduate whose family receives rental assistance from SDHC. "I feel I'm actually prepared enough to go into the real world now and apply to jobs as a medical assistant, to go do externships and take everything that I've learned in the classroom from my instructors, from my peers, and actually use it in the real life to go make a difference somewhere. And I'm very excited."

SDHC Achievement Academy's Healthcare Career Catalyst for Young Adults Program
Graduation – August 22, 2024

With support from federal funding, construction is underway for SDHC's conversion of underutilized SDHC office space into a homelessness shelter for transition-age youth.

The program serves any transition-age youth experiencing homelessness, but it is the first program of its kind in San Diego to tailor its services specifically to affirm transition-age youth who identify as part of the LGBTQ+ community.

Through a contract with SDHC, the San Diego LGBT Community Center currently operates the shelter program, in partnership with San Diego Youth Services and the YMCA, with 22 beds at two interim sites. The conversion of SDHC's office space will provide a long-term home for the program with more than 40 shelter beds.

SDHC worked with U.S. Senator Alex Padilla and U.S. Rep. Scott Peters, who secured $1.5 million in federal Community Projects Funding to support this conversion.

The conversion of this office space into a shelter is anticipated to be completed by the first quarter of 2025.

Commencement of Office-Space Conversion into Shelter
October 8, 2024

Project References								
Property Name	Building	Type	HCC ($)	TDC ($)	Gross SF	$/SF HCC	$/SF TDC	Board Report
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

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 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
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