



SAN DIEGO  
HOUSING  
COMMISSION

# 2012 Annual Report & Portfolio

## *We're About People*

April 30, 2013





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2012 Annual Report Online

The San Diego Housing Commission's (SDHC's) multimedia 2012 Annual Report is presented in an electronic format, accessible on our website, [www.sdhc.org](http://www.sdhc.org).

Produced in-house by our award-winning Community Relations and Communications Department, the 2012 Annual Report includes numerous easily accessible videos and click-ready documents.

This online report allows SDHC to update the report as needed. Updates are listed on Page 113.

Learn more about our programs by visiting our [YouTube channel](http://www.youtube.com/sdhousingcommission), [www.youtube.com/sdhousingcommission](http://www.youtube.com/sdhousingcommission)







Message from the President & CEO

April 30, 2013

As we look back at the achievements the San Diego Housing Commission (SDHC) accomplished in 2012, I first must thank our employees for a job well-done and their dedication.

Every day we impact the lives of low-income families, seniors and homeless individuals living in the City of San Diego—the eighth largest city in the nation.

We are a provider of federal rental assistance to more than 14,000 families, a partner in addressing homelessness, and an affordable housing developer.

One of our proudest achievements was our acquisition last fall of an affordable apartment complex for senior citizens—our final investment from an innovative finance plan that created 810 additional affordable housing units in the City of San Diego through public-private partnerships.

This finance plan was possible because of a 2007 landmark public housing conversion agreement with the U.S. Department of Housing and Urban Development. We leveraged the equity of our former public housing to create the additional affordable housing.

Knowing this signature project produced homes for financially struggling San Diegans made this personally significant to me as I celebrated 40 years in the affordable housing industry.

In this, our 2012 Annual Report & Portfolio, we will share the personal stories of the individuals who have benefited from SDHC's innovation, excellence and hard work.

And I'm excited about what lies ahead in 2013 and beyond:

- Adoption of a strategic plan that will guide SDHC on what our priorities should be in the next five years;
- Full implementation of our Path to Success initiative, enabling SDHC to expand the Housing Choice Voucher (Section 8) rental assistance program to help more people; and
- Our continuing partnerships with the City of San Diego and others to provide housing for San Diego's homeless population.

Together, we will continue to embrace unique strategies and private-sector management principles to ensure that quality affordable housing grows in San Diego for years to come.

At the San Diego Housing Commission, "We're About People" is more than a slogan.

It's the heart of everything we do.

Sincerely,

Richard C. Gentry  
President & Chief Executive Officer



Message from the President & CEO, Richard C. Gentry

Video - 1:28

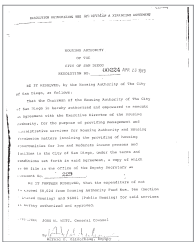
Governance

Established in 1979, the San Diego Housing Commission (SDHC) is governed by the San Diego City Council, sitting as the Housing Authority of the City of San Diego (Housing Authority).

SDHC President and CEO Richard C. Gentry is the executive director of the Housing Authority.

The Housing Authority has final authority over SDHC's budget and major policy decisions.

A seven-member Board of Commissioners oversees SDHC's operations and advises the Housing Authority. The Mayor appoints Commissioners, and the San Diego City Council confirms them.



View SDHC Charter 4.23.79

Housing Authority of the City of San Diego



Todd Gloria  
Council President  
District 3



Sherri Lightner  
Council President  
Pro Tem  
District 1



Kevin Faulconer  
Councilmember  
District 2



Myrtle Cole  
Councilmember  
District 4



Mark Kersey  
Councilmember  
District 5



Lorie Zapf  
Councilmember  
District 6



Scott Sherman  
Councilmember  
District 7



David Alvarez  
Councilmember  
District 8



Marti Emerald  
Councilmember  
District 9



Mayor Bob Filner

City of San Diego Mayor

The Mayor appoints Commissioners, and the San Diego City Council confirms them.

SDHC Board of Commissioners



Gary Gramling  
Chairman of the  
Board



Roberta Spoon  
Vice Chair



Khadija Basir  
Commissioner



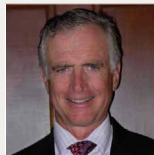
Ben Moraga  
Commissioner



Frank Urtasun  
Commissioner



Allen Sims  
Commissioner



James T. Waring  
Commissioner

Thank you for your Support

Jerry Sanders  
Mayor 2005 – 2012

Tony Young  
City Council President 2010 – 2012  
Councilmember 2005 – 2013

Carl DeMaio  
Councilmember 2008 – 2012

Sam Guillen  
SDHC Commissioner 2009-2012

In Memoriam: Jennifer Adams-Brooks

Jennifer Adams-Brooks, the Executive Vice President and Chief of Staff for the San Diego Housing Commission (SDHC), passed away April 11, 2013.

SDHC benefitted from her expertise in the 18 months that she served in her executive role October 2011-April 2013.

Before joining SDHC's staff, she served eight years on the SDHC Board of Commissioners 2002-2010.

She was actively involved with SDHC's innovative decision in 2007 to negotiate a landmark public housing conversion agreement with the U.S. Department of Housing and Urban Development.

It could not have been done without the support of Jennifer and her fellow commissioners.







Excellence in Performance

Standard & Poor’s Ratings Services on January 11, 2013, issued an AA credit rating for the San Diego Housing Commission (SDHC), citing “extremely strong overall management” and a successful private-sector real estate strategy that leveraged \$95 million in equity from its properties to create additional affordable housing for low-income families and seniors in the City of San Diego.



View Report  
Standard & Poor's 1.11.13

SDHC received an “AA” issuer credit rating for its overall creditworthiness, up from a previous rating of A+. An “AA” rating from Standard & Poor’s is its second-highest and indicates that SDHC has a “very strong capacity to meet financial commitments.”

Awards

For the fourth consecutive year SDHC was recognized by the Government Finance Officers Association. SDHC received a Certificate of Achievement for Excellence in Financial Reporting, which recognizes “transparency and full disclosure” in government agencies’ annual financial reports.

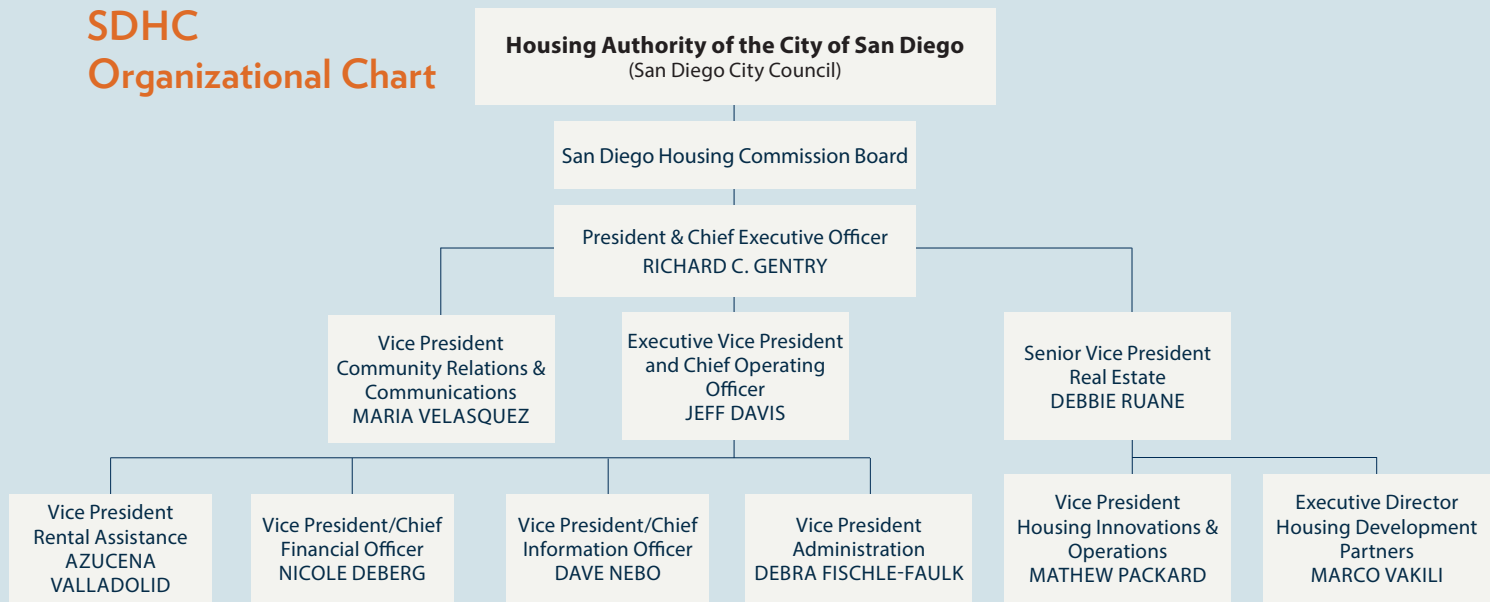


SDHC Financial Services Department was awarded with the Government Finance Officers Association’s Certificate of Achievement of Excellence.

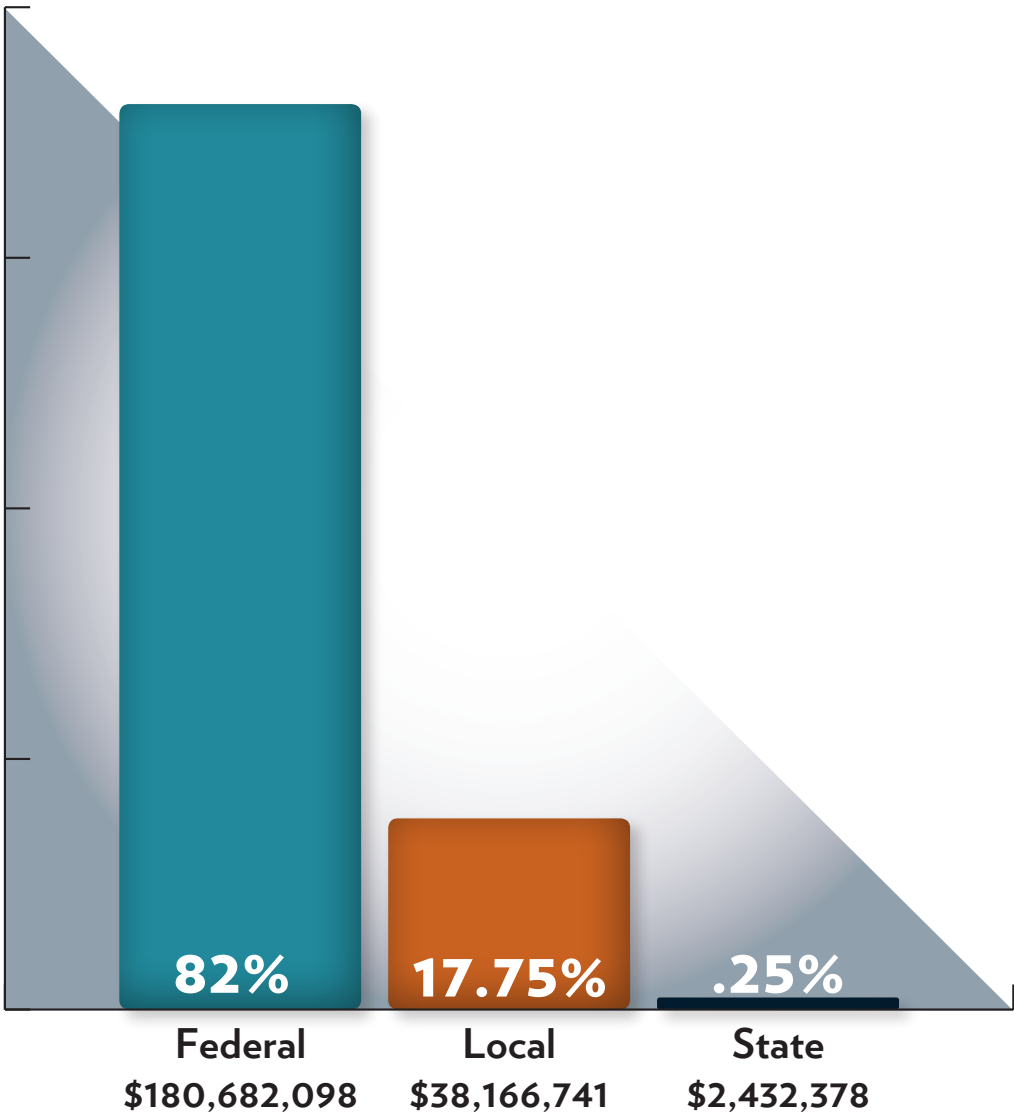
For its work to protect children from the danger of lead-based paint in older homes in the City of San Diego, SDHC received a Healthy Kids Champion award on April 23, 2013, from the Environmental Health Coalition.

On May 23, 2013, SDHC will be honored with a People in Preservation Award from the Save Our Heritage Organization for SDHC’s rehabilitation and preservation of Hotel Sandford in downtown San Diego. Declared a local historical resource by the San Diego Historical Resources Board, Hotel Sandford provides 129 affordable housing units for very low-income seniors.

SDHC  
Organizational Chart



SDHC Revenue Sources FY 2012  
July 1, 2011 – June 30, 2012



- Federal sources: Community Development Block Grants, HOME, Emergency Shelter Grants, Housing Choice Vouchers (Section 8); and stimulus funds
- Local sources: Rents from SDHC-owned housing units; fees from multifamily housing bonds; developer fees; and in-lieu fees from city inclusionary law
- State sources: CAL State Housing Trust Fund; CAL HOME program; and rents from state-owned housing units administered by SDHC

(Partial list of funding sources)

**SDHC receives no general fund money from the City of San Diego.**  
**In FY 2012, SDHC, however, received \$45,000 from the City of San Diego to administer the homeless storage facility.**





SAN DIEGO  
HOUSING  
COMMISSION

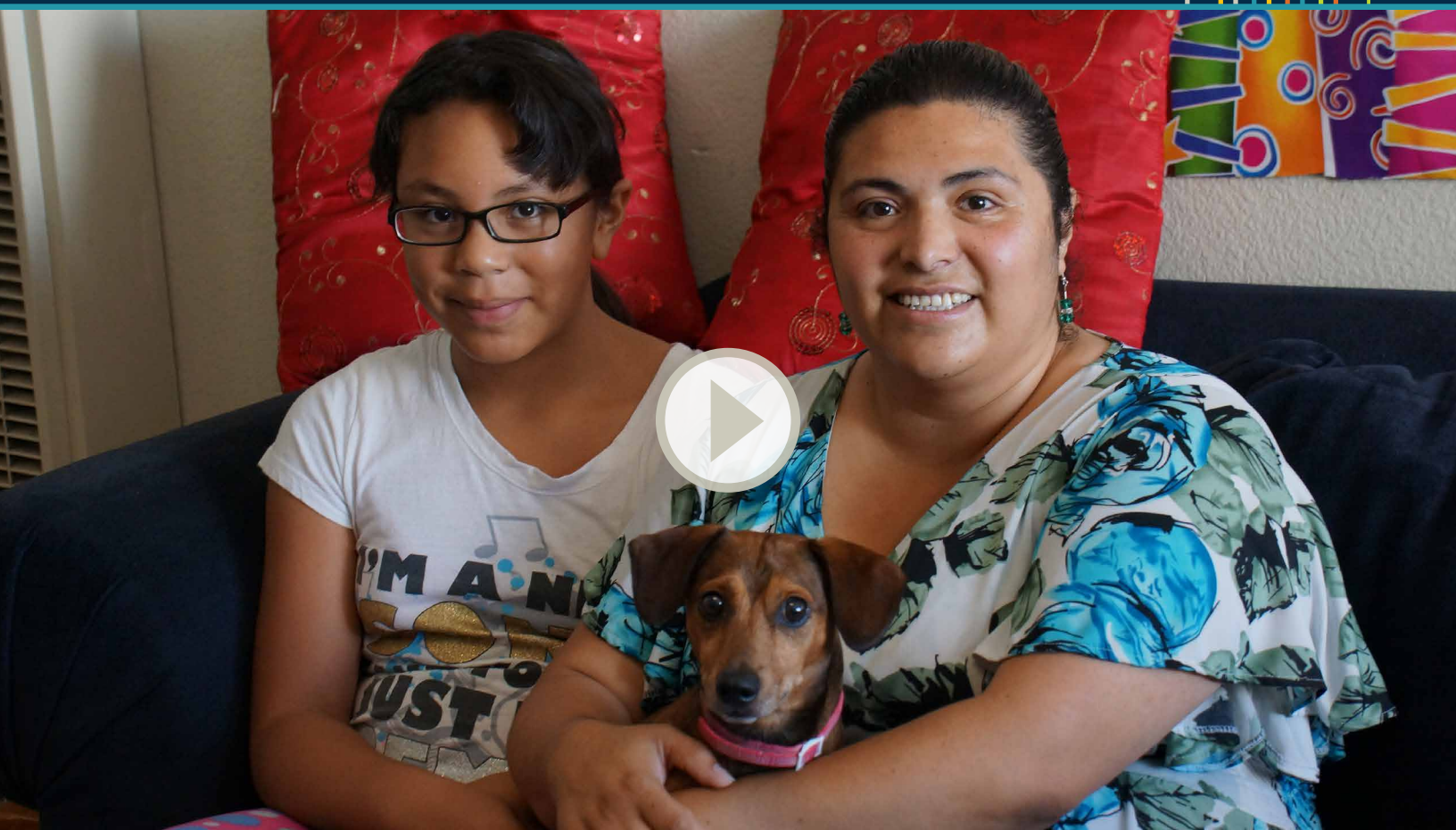
*We're About People*

# Providing Rental Assistance

14,626 San Diego households receive federal rental assistance from the San Diego Housing Commission







Silvia and her daughter, Housing Choice Voucher (Section 8) recipients

Video - 0:14

Making Housing Attainable

A single mother of three, Silvia couldn't afford a place for her family to live on her own. Then, six years ago, she began receiving what she calls "a blessing"—Housing Choice Voucher (HCV) (Section 8) rental assistance.

*To me, it's a very good program, and it's been very helpful.*

– Silvia, Single mother of three

The San Diego Housing Commission (SDHC) received \$160 million from the U.S. Department of Housing and Urban Development (HUD) in 2012 to fund the HCV program.

HCV rent subsidies are currently provided to 14,626 households in the City of San Diego.

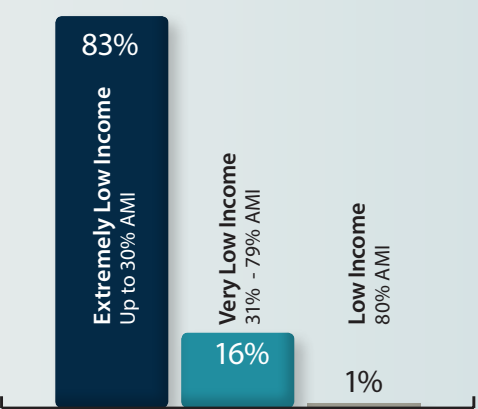
More than half—55 percent—of HCV households are elderly or disabled.

In awarding HCV rental assistance, SDHC gives preference to applicants who are families of two or more people that include a dependent, an individual age 62 or older, a veteran, an active U.S. military service member, or homeless persons. Applicants who live or work in the City of San Diego also receive preference.

The need for funding for HCV rental assistance is great, as 41,000 people are on the waiting list.

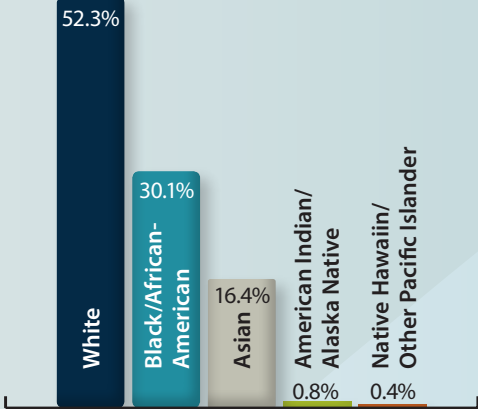
The children whose families live in affordable housing have a unique perspective to share. In this report, you will see artwork these children created.

14,626 HCV Households: Percent AMI



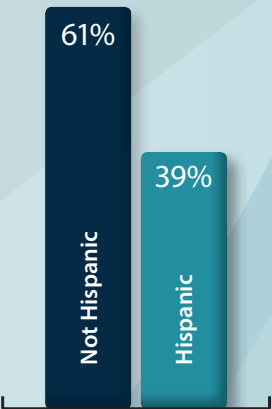
The percentage of HCV households based on their income level as compared to the 2012 San Diego Area Median Income of \$75,900.

Families Served: Racial Demographics



The data reflect HUD guidelines for collecting and reporting demographic information.

Families Served: Ethnicity



The data reflect HUD guidelines for collecting and reporting demographic information.

U.S. Department of Housing and Urban Development  
2012 San Diego Area Median Income: \$75,900  
(Based on a family of four)

\*Income Limits 80% and Below are Based on HUD Formula Income  
Limits Adjusted for High Housing Cost Area

Family Size	Extremely Low Income				Very Low Income			
	30% Income	35% Income	40% Income	50% Income	60% Income	65% Income	70% Income	80% Income
ONE	\$16,900	\$19,650	\$22,450	\$28,150	\$33,780	\$36,550	\$39,350	\$45,000
TWO	\$19,300	\$22,500	\$25,700	\$32,150	\$38,580	\$41,750	\$44,950	\$51,400
THREE	\$21,700	\$25,300	\$28,900	\$36,150	\$43,380	\$47,000	\$50,600	\$57,850
FOUR	\$24,100	\$28,100	\$32,100	\$40,150	\$48,180	\$52,200	\$56,200	\$64,250
FIVE	\$26,050	\$30,350	\$34,650	\$43,400	\$52,080	\$56,400	\$60,700	\$69,400
SIX	\$28,000	\$32,600	\$37,250	\$46,600	\$55,920	\$60,550	\$65,200	\$74,550
SEVEN	\$29,900	\$34,850	\$39,800	\$49,800	\$59,760	\$64,750	\$69,700	\$79,700
EIGHT	\$31,850	\$37,100	\$42,350	\$53,000	\$63,600	\$68,900	\$74,200	\$84,850

Effective 12/1/2011

Updated 12/19/2011

Family Size	Low Income			
	60% Income	65% Income	70% Income	80% Income
ONE	\$33,780	\$36,550	\$39,350	\$45,000
TWO	\$38,580	\$41,750	\$44,950	\$51,400
THREE	\$43,380	\$47,000	\$50,600	\$57,850
FOUR	\$48,180	\$52,200	\$56,200	\$64,250
FIVE	\$52,080	\$56,400	\$60,700	\$69,400
SIX	\$55,920	\$60,550	\$65,200	\$74,550
SEVEN	\$59,760	\$64,750	\$69,700	\$79,700
EIGHT	\$63,600	\$68,900	\$74,200	\$84,850



Planning Ahead: Dealing With Sequestration

SDHC prepared in 2012 for federal budget cuts known as sequestration.

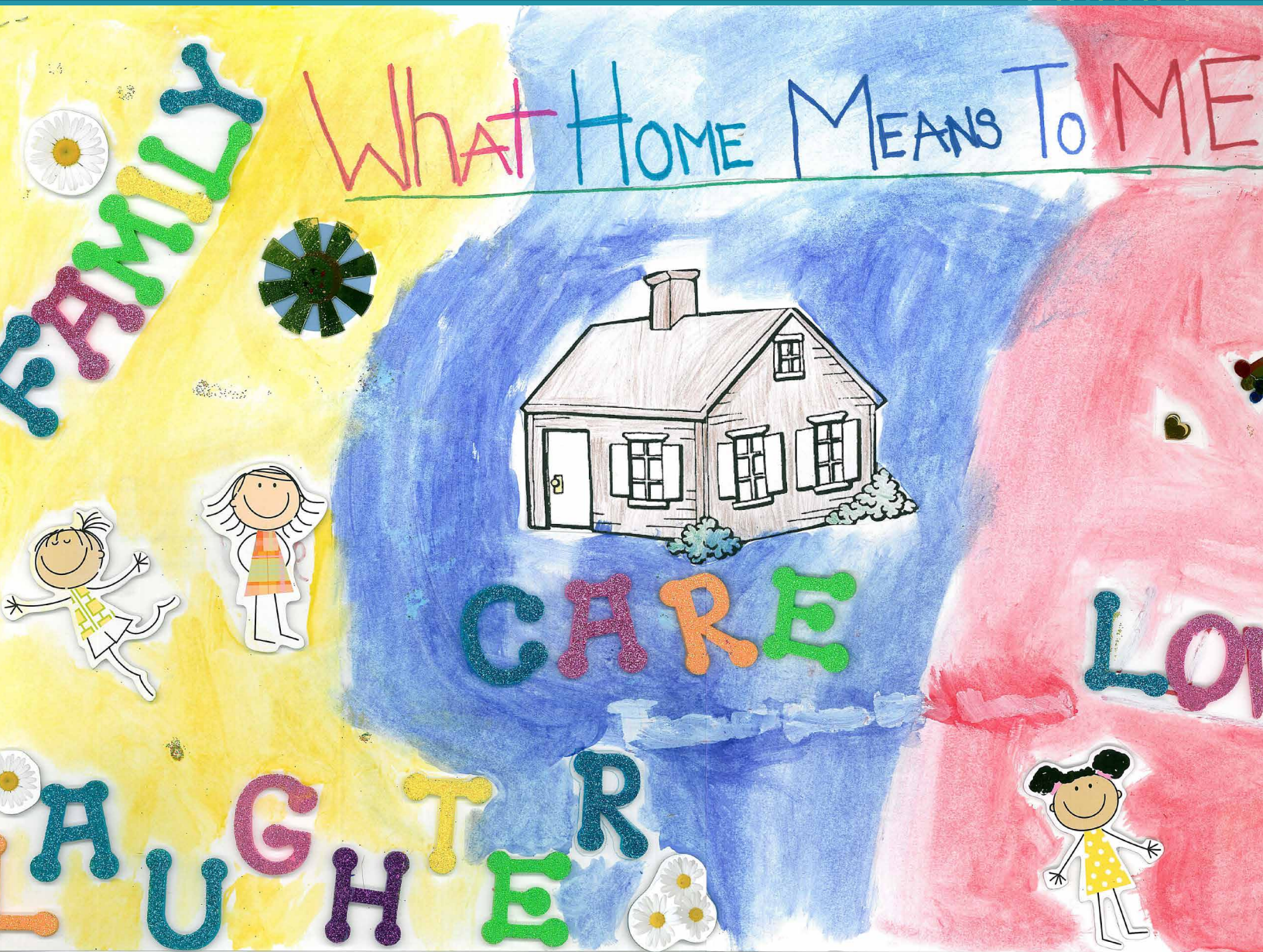
To minimize the impact of these proposed cuts, SDHC in November 2012 suspended the issuance of uncommitted HCVs to families on the waiting list.

This move protected the 14,626 households in the City of San Diego who currently receive federal HCV rent subsidies. In other words, they would not lose their rental assistance as a result of the proposed federal budget cuts. SDHC will use available funds restricted to the HCV program to make up for the funding shortfall in 2013. This also means there will be no reduction in the portion of a tenant's rent that landlords receive from SDHC.

SDHC is also able to continue to fulfill its commitments to provide 942 housing vouchers for programs specifically to help homeless San Diegans. The money for these vouchers also comes from the HUD funding for the HCV program.

Sequestration took effect March 1, 2013, imposing automatic federal budget cuts of 5 percent. This reduces the federal funds SDHC receives for the HCV program by \$7.375 million. As a result, SDHC will be unable to provide HCVs to 723 families on the waiting list who otherwise may have been helped.





### Moving to Work

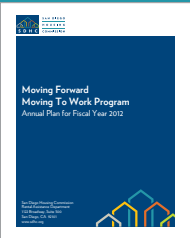
SDHC is one of only 39 housing authorities nationwide (out of 3,400) to earn a “Moving to Work” (MTW) designation from HUD.

As a result, SDHC has the flexibility to implement a variety of new approaches to provide housing assistance in the City of San Diego.

MTW status allows SDHC to combine operating, capital and tenant-based assistance funds to create and test innovative programs to address San Diego’s unique housing needs.

The three statutory objectives for MTW are:

- Reduce administrative costs to more efficiently allocate federal funds
- Provide incentives for low-income families to become self-sufficient
- Increase housing choices for low-income families



[View Report](#)  
MTW Annual  
Plan for FY2012  
6.16.11

### Path to Success

Path to Success is one of SDHC’s innovative programs under MTW.

The SDHC Board of Commissioners approved the Path to Success initiative on March 18, 2011, as part of the fiscal year 2012 MTW Annual Plan.

SDHC sees HCV participants as partners in solving the ever-present dilemma of how to spread limited federal funds to help as many families in need as possible.

Through its Path to Success initiative, SDHC will set minimum monthly rent portion amounts for HCV participants who are able to work (Work-Able).

A total of 7,119 HCV rental assistance households have at least one adult who has been deemed able to work, but 2,704 do not have earned wages. Path to Success is reaching out specifically to this Work-Able group with no income.

New rent portion amounts go into effect between July 1, 2013, and June 30, 2014, as determined by a family’s re-examination month.

Rental assistance households affected by Path to Success were notified in 2011 and received several reminders in 2012.

As this Work-Able population contributes more toward their rents, SDHC will be able to expand the program and provide more HCV assistance to others on the waiting list.

The Path to Success minimum rent for Elderly/Disabled households is reduced to zero.



Jeff Davis, Executive Vice President & Chief Operating Officer

Video - 0:33

### Work-Able Households: Earned Income



- With Earned Wages: 4,415
- Without Earned Wages: 2,704





Path To Success

Who Are Work-Able Families?

- Households with at least one adult who is under 55, not disabled, and not a full-time student ages 18-23.
- Full-time students ages 18-23 are considered Work-Able if they are the head or co-head of the household.
- Income and household circumstances will be reviewed every two years instead of annually.

State Minimum Wage Standard Used

To set the minimum rent, SDHC determined what a Work-Able household could earn working 20 hours a week at minimum wage.

SDHC then calculated minimum rents that would be approximately 30 percent of that monthly figure.

Example:

New Rent Calculations	California Minimum Wage	Weekly Hours Worked	Gross Monthly Earnings	30 Percent of Earnings for Rent	Minimum Rent (First 24 Months)
1 Work-Able Adult	\$8/hour	20 hours X 52 weeks per year divided by 12 months = monthly earnings	\$693.33	\$208	\$200

- Minimum rents will be set according to the number of adults in the family determined to be Work-Able.
- After 24 consecutive months, minimum rents will increase.

Adjusted annual income will be set at the lowest level of an income band.

Example:

- The rent portion for any family with adjusted annual income between \$20,000 and \$24,999 will be calculated using \$20,000 as their income.
- It is possible that a family's rent portion may decrease under Path to Success.

Path To Success: Minimum Monthly Rent		
Work-Able Adults	Phase 1 (First 24 months)	Phase 2 (After 24 months)
1	\$200	\$300
2+	\$350	\$500

SDHC will guide Work-Able families to become more financially self-sufficient through enrollment at the SDHC Achievement Academy.



Planning Ahead: What Work-Able Families Need

A variety of life circumstances from a lack of education to needing to care for a child can affect a person's ability to find work.

To develop programs that more directly address some of those issues, SDHC in 2012 prepared to ask Work-Able families what kind of help they need the most.

For some, it may be learning job skills. Others may need high school equivalency courses or computer classes.

Some Work-Able families may benefit from classes offered online and job search training.

And practical assistance such as child care or job leads may make the difference for other Work-Able families.

SDHC anticipates completing its interviews with Work-Able families by June 2013.

Path to Success Hardship Exemptions

HCV participants may apply in writing for a temporary hardship exemption from the minimum rent standards under Path to Success. Since the minimum rent for elderly and disabled families is zero, SDHC is anticipating hardship requests from Work-Able families only.

SDHC will guide the Work-Able family members to become more financially self-sufficient through enrollment at the SDHC Achievement Academy. The family must participate in the SDHC Achievement Academy work readiness programs for the duration of the hardship period.

SDHC is confident that by partnering with the participant family, SDHC can help them on their path to increased economic independence.





*SDHC Achievement Academy helped single father Emmanuel find a job with a cable provider.*



*Stephanie Murphy, Director of SDHC Achievement Academy*

*“We help with resources, programs and services to help people become financially independent.”*  
- Stephanie Murphy  
Director of SDHC Achievement Academy

**SDHC Achievement Academy**

The SDHC Achievement Academy is an essential component of SDHC’s efforts to help HCV participants and public housing residents to improve their lives by achieving greater financial independence.

A state-of-the-art learning and skills center and computer lab located at SDHC’s downtown San Diego headquarters, the SDHC Achievement Academy provides programs and courses that emphasize career planning, job skills, and personal financial education—at no cost to HCV participants and public housing residents.

The SDHC Achievement Academy provides services to about 600 individuals each year.





SDHC Achievement Academy Programs and Workshops		
Programs		
Family Self-Sufficiency - SDHC Achievement Academy Core Program		Sherwin-Williams Home Work Painter Training - Partners: Sherwin-Williams; HUD; and Job Corps
Business Initiatives and Strategies - Partner: Landeros and Associates	Dress for Success - Partner: Dress for Success	Volunteer Income Tax Assistance - Partner: United Way and Thrive San Diego
Workshops – Financial Skills and Work Readiness		
Benefits Eligibility Screening - Partner: Thrive San Diego		Career Assessment Tools - Partner: Metro Career Center
Budgeting - Partners: Citibank; Money Management International; Nova Debt; Springboard; and US Bank		Computer Classes - Partners: Microsoft and Computers Etc.
Checking and Savings - Partners: Money Management International; Nova Debt; and US Bank		Cover Letters - Partners: JobWorks; Manpower; and Metro Career Center
Consumer Credit Counseling - Partners: Springboard		Health Care Career Options - Partner: JobWorks
Credit and Debt - Partner: Citibank; Nova Debt; and Springboard		How to Build a Resume - Partners: JobWorks; Manpower; Metro Career Center
Financial Fitness - Partner: Community HousingWorks		How to Find Hidden Jobs - Partner: JobWorks
Homebuyer Education - Partner: Community HousingWorks		Business Financing - Partner: ACCION San Diego
Homeownership Orientation - Partner: Housing Opportunities Collaborative		Job Search Assistance - Partners: JobWorks; Manpower; South County Career Center
Taxes and Earned Income Tax Credit - Partners: Citibank; Home Start; Rabago Law; and US Bank		Job Training Orientation - Partner: Comprehensive Training Systems
Tenant Rights and Responsibilities - Partner: Housing Opportunities Collaborative		Outreach Worker Job Opportunities Session - Partners: The Harris Group, a subcontractor of SDG&E, and Local Initiatives Support Corporation (LISC) San Diego
Academic and Employment (Employment Under 18, College Applications, Reading Club) - Partners: JobWorks and Manpower		Overcome Barriers to Full-Time Employment - Partner: JobWorks
AT&T Job Opportunities Session - Partner: AT&T		Skills and Accomplishments - Partners: JobWorks and Manpower
Building Interview Skills - Partners: JobWorks; Kelly Services; Manpower; Metro Career Center; United Way		Job Skills (Conflict Resolution, Problem Solving, Customer Service, Accountability) - Partner: KRA Corporation
Using Social Media for Job Searches - Partner: Microsoft Store		

SDHC Achievement Academy Funding Partners	
Organization	Funding
U.S. Department of Housing and Urban Development (HUD) <i>2012 Housing Choice Voucher Family Self-Sufficiency Coordinator Grant</i>	\$408,798
United Way of San Diego County <i>Bright Futures Adult Grant</i>	\$133,473
Local Initiatives Support Corporation (LISC) <i>Financial Opportunity Center Grant</i>	\$135,000
Community Development Block Grant (CDBG) <i>Business Initiatives and Strategies Program/Microenterprise</i>	\$60,000



Left to right: Rodrigo and SDHC Achievement Academy staff member Del Marine.

Rodrigo at the SDHC Achievement Academy

Video - 0:28

SDHC Achievement Academy Success Story: Rodrigo

Rodrigo, 54, believes that without the help he received from the SDHC Achievement Academy, he would be in jail or dead.

After spending two years homeless, the U.S. Army veteran received a HUD-Veterans Affairs for Supportive Housing (VASH) Voucher.

Two years ago, he found a one-bedroom apartment in Golden Hill.

Within a week of moving in, he received information in the mail about the SDHC Achievement Academy, and he quickly began participating in many of the programs and courses it offers.

“They helped me out a lot,” Rodrigo said. “They pretty much became my only friends.”

At the SDHC Achievement Academy, Rodrigo learned how to manage a personal budget and received credit counseling.

The SDHC Achievement Academy taught him resume writing and interview skills, and he used the computer lab to look for work. He also completed the Sherwin-Williams Home Work Painter Training Program.

The SDHC Achievement Academy also helped him get into the ShipWorks Institute at San Diego City College, a program that teaches shipbuilding and repair.

Most importantly, Rodrigo said, he learned patience and interpersonal communication skills that have served him well at his current job.

Rodrigo works at a local laundry facility operated by a San Diego-based nonprofit that serves commercial and government clients in three states.

“I look forward to going to work. I look forward to seeing those checks coming in,” Rodrigo said. “And I look forward to having my own house one day with a garden and a hammock and trees.”

“I’ve been encouraged to keep going.”  
- Rodrigo





Mary, SDHC Achievement Academy

Video - 0:30

SDHC Achievement Academy Success Story: Mary

"I probably would still be unemployed."

That's how Mary, 33, of Encanto described what her life would be like today without the help she received from the SDHC Achievement Academy.

A single mother of four, Mary has a bachelor's degree in accounting. But she had been out of work for two years when she diligently looked for a new job throughout 2012.

At the SDHC Achievement Academy, she learned interviewing skills and resume writing and attended job fairs. She also participated in a weeklong class at Manpower's offices in downtown San Diego. The class was held in partnership with Manpower and Local Initiatives Support Corporation.

The class helped people learn how to search for a job. Through her participation in the class, Manpower decided to interview Mary and hired her to work as a payroll clerk.

*"I probably would still be unemployed."*  
- Mary

The SDHC Achievement Academy helped Mary view job interviews as a way to sell herself instead of as intimidating encounters that made her nervous and apprehensive.

Without the SDHC Achievement Academy, Mary commented she wouldn't have the job she has today.

"I probably would have been going about it still the wrong way... applying for everything, anything that didn't apply to my strengths in terms of my experience," Mary said. "I would probably still be in the same spot, maybe worse off."

An HCV participant for three years, Mary encourages other participants to take advantage of what the SDHC Achievement Academy offers.

"They just really take the pressure off your back because they're actually really here to help you onto the next phase in your life," Mary said.

Graduation Incentive

HCV rental assistance participants who pursue and complete higher education while they are receiving rental assistance may be eligible for a \$500 monetary award from SDHC through its Graduation Incentive Program. SDHC implemented the program on July 1, 2012. One family member received the monetary award in 2012. Any adult family member in the household receiving rental assistance is eligible for the monetary award. To be considered for the award, an applicant must have graduated from an institution of higher learning that meets at least one of the following requirements:

- Awards a bachelor's degree
- Provides an accredited or preaccredited program of two years or more that is acceptable toward a bachelor's degree
- Provides a program of one year or longer from an accredited institution that prepares students for gainful employment
- Admits only students with a certificate of graduation from secondary school or the equivalent of such a certificate
- Admits students who are no longer required to attend school because they are 18 or older

Participant Advisory Committee

To ensure that the views of HCV rental assistance participants and public housing residents are incorporated when new program changes and initiatives are considered, SDHC created a Participant Advisory Committee.

The committee first met October 12, 2011, and has continued to meet quarterly since then.

The Participant Advisory Committee provides feedback, comments, insights, and perspectives about SDHC's Moving to Work program, with an initial emphasis on the Path to Success initiative.

Eight to 12 HCV participants and at least one public housing resident make up the committee.

Members serve for 12 months, with the option to extend their term.

An SDHC staff member facilitates committee meetings and leads discussions, but does not serve as a committee member.





Landlords

They are essential to meeting the housing needs of low-income San Diegans.

They are the 5,665 property owners and managers in the City of San Diego who accept tenants with HCV rental assistance.

SDHC paid \$147,823,240 to participating landlords in 2012.

Participating landlords retain the rights to prescreen and select tenants that meet their rental criteria, and they are encouraged to do so.

SDHC provides convenient, reliable direct-deposit rental subsidy payments to the landlords. And the rental subsidy from SDHC may increase if a tenant's income declines as a result of an event such as a job loss, providing extra security for property owners.

Participating landlords also may advertise their rental units for free at [www.GoSection8.com](http://www.GoSection8.com).

SDHC also conducts federally mandated health-and-safety inspections of property rented to HCV participants, which helps landlords monitor the condition of the property.



**Landlord Chris Blatt, Sherman Heights apartment complex.**



Planning Ahead: Meeting Landlord Needs

SDHC surveyed 176 participating landlords in 2011 and incorporated key findings into goals for 2012 and 2013 to enhance customer service.

For example, the survey revealed a need to develop a landlord portal on SDHC's website that would improve communication between SDHC and the landlords. SDHC is scheduled to implement a new landlord portal in 2013.



**Right to left: Landlord Chris Blatt with property manager Rosa Maria Cobb**

*Chris Blatt, Landlord*

*Video - 0:31*

Landlord Gives Tenants 'A Chance to Restart'

Early in his six-year stint serving in the U.S. Navy from 1988 to 1994, Chris Blatt learned from a lieutenant the importance of not just helping himself, but working to move the entire unit or squadron forward as a group.

Blatt, 46, who still serves as a Navy reservist, has applied that lesson to his work as a landlord in the City of San Diego.

He tries to help very low-income people by renting to tenants who receive HCV federal rental assistance through SDHC.

Married and the father of three young children, Blatt said he owns 60 rental units in the City of San Diego. About 75 percent of them are occupied by tenants who receive HCV federal rental assistance.

Many of them are veterans.

"I see it as a great opportunity to be more than just a landlord," Blatt said. "You can find someone who

really has a hardship through whatever path they're on. You can bring them into a situation and give them a nice place to live in a great section of town, with a chance to restart."

Renting to HCV participants also benefits landlords.

SDHC inspects the HCV tenants' rental units, making sure the proper level of sanitation and habitability are maintained, Blatt said.

Being able to count on receiving about 70 percent of the rent each month from SDHC also is beneficial, Blatt said.

Blatt said he urges other landlords to rent to HCV participants.

One fellow landlord he initially spoke to about the program 10 years ago now rents about 40 percent of his units to HCV tenants, Blatt said.

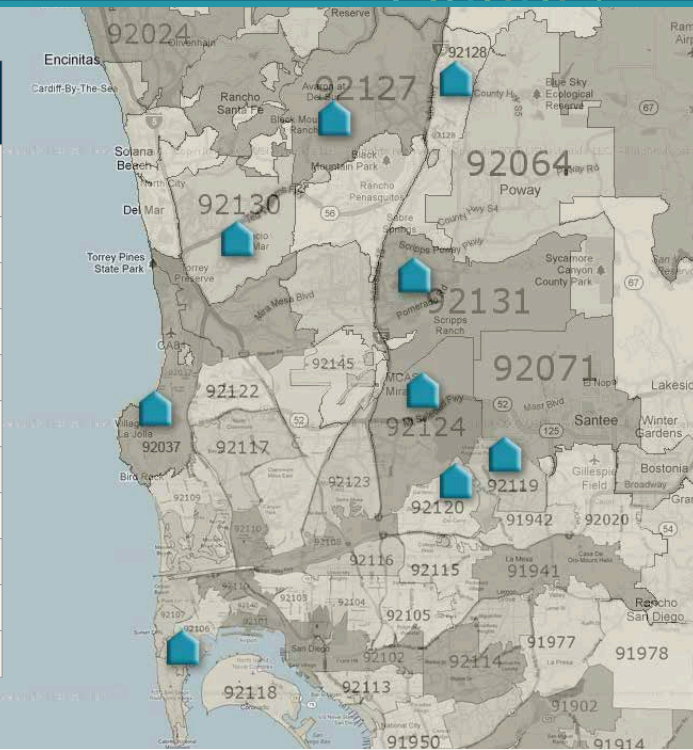
"It's more rewarding than just filling apartment units," Blatt said.

***It's more rewarding than just filling apartment units.***  
- Chris Blatt



HCV Households in Choice Communities	
Choice Community ZIP Code	Number of Households
92037 – La Jolla	8
92106 – Point Loma	32
92119 – San Carlos	173
92120 – Grantville	130
92124 – Tierrasanta	39
92127 – Rancho Bernardo West	118
92128 – Rancho Bernardo East	77
92130 – Del Mar Heights	100
92131 – Scripps Miramar Ranch	36

This chart reflects Choice Communities program participants and all other households in those communities that also receive HCV federal rental assistance from SDHC.



SDHC Commissioner Allen Sims (far left)

Choice Communities

SDHC’s Choice Communities program helps HCV participants move to low-poverty neighborhoods in the City of San Diego that offer a broader selection of schools and more employment opportunities.

Created by SDHC in 2010, the program identifies nine low-poverty communities in the City of San Diego by ZIP Code as “Choice Communities” and provides financial incentives and assistance that enable families to overcome some of the barriers that may otherwise prevent them from moving into one of these areas.

The Choice Communities program:

- Allows a higher monthly rent subsidy, or “payment standard.”
- Provides no-interest loans of up to \$1,450 for security deposits, to be paid to the property owner, with low monthly repayments.
- Allows tenants to pay up to 50 percent of their monthly income for rent, instead of the usual maximum of 40 percent.
- Provides additional resources, information, and guidance to families interested in moving to one of the specified low-poverty communities.

Since the Choice Communities program began in January 2010, 172 families receiving federal rental assistance through SDHC have moved into a choice community, including 58 in 2012.

SDHC has provided a combined total of more than \$189,000 in security deposit assistance loans to help 153 of those families move.



View Booklet  
Choice Communities

SDHC Commissioner Allen Sims

A veteran of the U.S. Army and the National Guard, Allen Sims sits on the SDHC Board of Commissioners.

Sims, 74, is a valuable member of the board, in large part because he understands well the people SDHC serves.

He used to live in a small room he rented at a house occupied by five other people that afforded him little privacy.

When he began receiving HCV rental assistance from SDHC five years ago, he was able to move into a place of his own at an SDHC-owned affordable housing apartment complex in Linda Vista.

“I have my own independence now, my own free space,” says Sims, a veteran of the U.S. Army and the National Guard.

The father of two grown children and the grandfather of five, Sims lives at Belden Village, a community of seniors and people with disabilities.

“Without that assistance, it would not have been possible,” Sims said, referring to HCV rental assistance. “I would have been still continuing in a rented room somewhere. It’s been a wonderful, wonderful thing.”

“I have my own independence now, my own free space.”  
- SDHC Commissioner Allen Sims

On October 27, 2008, former Mayor Jerry Sanders appointed Sims, a former Nuclear Security Officer at San Onofre Nuclear Generating Station and licensed real estate broker, to serve on the SDHC Board of Commissioners. He continues to serve in that post today.

The SDHC initiative that stands out most to Sims from his time on the board is the public housing conversion and finance plan.

On September 10, 2007, SDHC and HUD agreed to the largest public housing conversion in history at the time. HUD transferred ownership of 1,366 public housing units to SDHC.

On September 11, 2009, Sims and his fellow Commissioners voted to approve a finance plan to leverage the equity from the former public housing units to create additional affordable housing. With the finance plan, SDHC created 810 additional affordable housing units through public-private partnerships and direct acquisition of properties.

“That’s what’s kept us viable today and in good condition financially,” Sims said.





### Home Of Your Own

HUD offers a Homeownership Voucher Program that helps HCV participants transition from renting to owning a home.

The program is known locally as “Home of Your Own.”

Since October 1, 2009, when SDHC implemented the “Home of Your Own” program, 17 families have bought homes—14 from the regular housing market and three foreclosures. During 2012, eight families bought regular market homes through the program.

The “Home of Your Own” program allows HCV participants to transfer their rental assistance voucher to a home ownership voucher that helps meet their home ownership expenses, if they meet these income standards:

- Minimum gross annual income of \$25,000 for a family whose head of household or spouse is disabled or elderly
- Minimum gross annual income of \$30,000 for eligible participants in the Family Self-Sufficiency program or recent graduates of the program
- Minimum gross annual income of \$35,000 for nonelderly/nondisabled families

To participate in the “Home of Your Own” program, HCV participants also must meet additional requirements, including:

- Have received rental assistance for at least one full year and be in good standing with the property owner
- Be a first-time homeowner
- Demonstrate a minimum down payment of \$3,000 from eligible personal financial resources

### Federal Housing Vouchers: Targeting Homelessness

SDHC has been innovative in its use of HCVs to support housing for homeless individuals.

On July 1, 2010, SDHC became one of the first housing agencies in the nation to receive approval from HUD to use federal Sponsor-Based Vouchers to make housing available for the homeless.

Sponsor-Based Vouchers are awarded to nonprofit organizations, or “sponsors,” which find housing and provide supportive services to homeless men and women.

Supportive services may include help with medical, mental health or substance abuse problems.

SDHC also uses Project-Based Vouchers to help address homelessness and support housing for low-income residents of the City of San Diego. Project-Based Vouchers link rental assistance to a specific housing program, including transitional housing.

SDHC helps homeless veterans rebuild their lives through the HUD-Veterans Affairs for Supportive Housing (VASH) voucher program. The VASH program combines rental assistance for homeless veterans with case management and clinical services.

To read more about our specific programs, go to [Page 64](#).







SAN DIEGO  
HOUSING  
COMMISSION

*We're About People*

# Creating Affordable Housing

SDHC's innovative finance plan  
created 810 affordable housing units







Creating Affordable Housing

Amid the worst recession since the Great Depression of the 1930s, the San Diego Housing Commission (SDHC) in 2009 began to successfully implement an innovative financial strategy that created 810 additional affordable housing units in the City of San Diego.

The innovative finance plan was completed on October 10, 2012, with SDHC’s acquisition of a senior citizens apartment complex, Park Crest.

The journey, though, began five years ago.

That is when SDHC and the U.S. Department of Housing and Urban Development (HUD) entered into a landmark agreement that transferred ownership of 1,366 public housing units to SDHC. On September 10, 2012, SDHC marked the fifth anniversary of that landmark agreement.

In implementing a public housing conversion program on a scale that never had been seen before, SDHC took a progressive approach to the creation and maintenance of affordable housing for low-income families and seniors.

“You feel good about living in a beautiful place.”  
- Saima, Mission Apartments Resident

Mission Apartments

SDHC has not stopped there.

Working with developers and administering City of San Diego programs such as multifamily housing bonds and funds from the HOME Investment Partnership Program, the Housing Trust Fund and the Inclusionary Housing Fund, SDHC has helped add to and preserve affordable housing opportunities.

As a partner and lender, SDHC has directed more than \$1 billion in loans and bond financing to real estate developments that, coupled with housing density bonuses and inclusionary housing, have produced 14,531 affordable rental housing units in the City of San Diego since 1981.

Meanwhile, SDHC also has worked to make sure affordable housing is safe and of good quality by rehabilitating SDHC-owned properties; implementing an environmentally friendly energy strategy; partnering with San Diego Gas & Electric (SDG&E) to develop energy sustainability in SDHC’s real estate portfolio; and continuing SDHC’s lead-remediation programs, which HUD has commended.



Debbie Ruane, Senior Vice President Real Estate Division

Video - 0:36





Left to Right: SDHC President & CEO Richard C. Gentry, Councilmembers David Alvarez and Todd Gloria and SDHC Chairman of the Board Gary Gramling

HUD & SDHC Landmark Agreement Five-Year Anniversary

Video - 7:02

### Five-Year Anniversary of HUD & SDHC Landmark Agreement

October 22, 2012—A new affordable-housing development—Estrella del Mercado Apartments—served as the backdrop for a community gathering to celebrate the fifth anniversary of the SDHC and HUD landmark agreement.

The 2007 landmark agreement was the largest public housing conversion ever approved at the time.

SDHC leveraged the equity from its former public housing units to create 810 additional affordable housing units through public-private partnerships and direct acquisitions.

Residents of Courtyard Apartments and the Hotel Sandford, and a rental assistance participant, shared personal stories about the opportunity to live in affordable housing. [Read the news release.](#)



Rebecca, Courtyard Apartments resident



Joseph, Hotel Sandford resident



Manuel, Housing Choice Voucher (Section 8) Program participant



Left to Right: Richard C. Gentry and California State Assemblymembers Ben Hueso and Toni Atkins

Led by SDHC President & CEO Richard C. Gentry, the event was held during 2012 Housing America Month and was attended by elected officials, HUD representatives and members of the SDHC Board of Commissioners.

- State Assemblymember Toni Atkins, 76th District
- State Assemblymember Ben Hueso, 79th District
- San Diego City Councilmember Todd Gloria, District 3
- San Diego City Councilmember David Alvarez, District 8
- Ed Moses, HUD Regional Public Housing Director, Regions IX and X
- Orlando Cabrera, Former HUD Assistant Secretary of Indian and Public Housing
- Francis Riley, Field Office Director, San Diego HUD Office
- SDHC Chairman of the Board Gary Gramling
- SDHC Commissioner Ben Moraga
- Former SDHC President and CEO Elizabeth Morris

The California Association of Housing Authorities presented a plaque thanking SDHC for creating and promoting affordable housing.

### SDHC Partners

- U.S. Department of Housing and Urban Development (HUD)
- NorthMarq Capital
- Keyser Marston Associates
- Greystone Servicing Corporation
- PNC Real Estate
- Fannie Mae
- FHA
- Hawkins Delafield & Wood LLP
- Eichner & Norris PLLC
- Orrick, Herrington & Sutcliffe LLP
- U.S. Bank
- Christensen & Spath LLP
- Centre City Development Corporation
- City of San Diego Redevelopment Agency
- Southeastern Economic Development Corporation
- Affirmed Housing Group
- LINC Housing Corporation
- Wakeland Housing & Development Corporation
- Chelsea Investment Corporation
- AMCAL





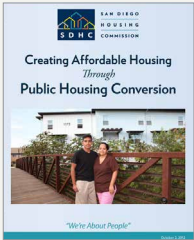
Launch of SDHC Finance Plan to Create Affordable Housing News Conference - 12.9.10

Public Housing Conversion Paves the Way

On October 2, 2012, SDHC published a special report about the landmark public housing conversion and the finance plan SDHC implemented to create the 810 additional affordable housing units: "Creating Affordable Housing Through Public Housing Conversion."

Back in 2005, the SDHC Board of Commissioners and executive leadership began acting on a growing realization that SDHC's dependence upon the federal government's historic investment in construction and maintenance of public housing could not be sustained.

Federal public housing subsidies for operations and maintenance were based on a formula and were not keeping pace with need.



View Report  
Creating Affordable Housing 10.2.12

Across the nation, fewer new public housing units were being developed despite a growing demand for workforce and family housing.

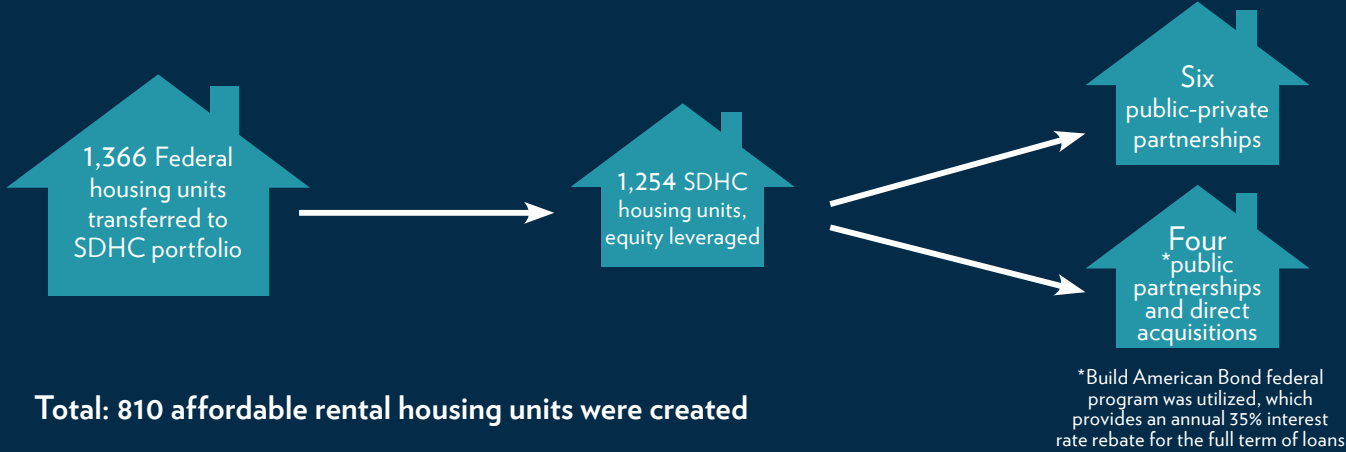
*"I think the concern that I had was how do we maintain the solvency of the agency as we saw the subsidy being reduced."*

– Todd Gloria, San Diego City Council President and former SDHC Commissioner

The SDHC Board of Commissioners on November 17, 2006, unanimously approved SDHC's application to withdraw from HUD's Public Housing Program.

The Housing Authority of the City of San Diego approved the withdrawal application on January 30, 2007.

SDHC raised \$95 million in equity from its property portfolio of former public housing units



A September 10, 2007, agreement between SDHC and HUD transferred full ownership and operating authority for 1,366 public housing units to SDHC for a nominal price of \$1,366. See list on [page 100](#).

In exchange, SDHC committed to create 350 additional affordable rental housing units—a number SDHC far surpassed.

To create new affordable housing units, SDHC developed a financing strategy more familiar to the private sector—pull equity from the real estate portfolio and invest it in new units. The SDHC Board of Commissioners approved the financing plan on September 11, 2009, and the San Diego City Council, sitting as the Housing Authority of the City of San Diego, approved the plan on October 13, 2009.

SDHC leveraged the equity from its property portfolio, obtaining loans totaling more than \$95 million.

Thirty-year mortgage loans backed by Fannie Mae with a fixed interest rate of 7.32 percent accounted for \$37,140,000. An additional \$58,243,400 came from 35-year loans backed by FHA with a fixed interest rate of 3.76 percent.

Money SDHC had to pay in loan fees and to create reserves for potential repairs and improvements at the properties left SDHC with \$90,353,994 to invest.

SDHC used the equity from these properties to help build new developments in the City of San Diego and to acquire and dramatically rehabilitate existing rental properties.



View PPT  
SDHC Finance Plan Update – Q4 FY 2012 September 2012

Key Elements of SDHC's Financing Plan

- Used the equity of only 1,254 of the 1,366 converted public housing units
- Self-imposed a loan-to-value ratio of 70 to 75 percent, providing additional cash flow to support the debt load
- Secured fixed-rate loans
- Established reserve accounts on leveraged properties
- Took advantage of Build America Bonds program's rebates to effectively reduce the interest rate for borrowing on government-owned properties to 2.44 percent over 35 years



Estrella del Mercado  
Apartments Grand Opening



SDHC also used Build America Bonds, a program available under the 2009 American Recovery and Reinvestment Act. The bonds' rebates—a total of \$2,046,254 through December 31, 2012—effectively reduced the interest rate on borrowing on government-owned properties to just 2.44 percent over 35 years.

Before acquiring any new properties, SDHC determined that it would split its investments into two major categories: public-private partnerships and SDHC-owned acquisitions.

Five years after the landmark HUD agreement, SDHC has invested in six public-private investments in which SDHC bought the land and provided a loan and ground lease to the developer.

After a 15-year tax credit compliance period, SDHC will have the option to buy any of the six public-private partnership properties.

In addition, SDHC also has bought three properties and partnered with Civic San Diego (formerly Centre City Development Corporation) to acquire a fourth.

The properties are self-sustaining.

Following a business model, income from rents will cover operations and maintenance.

SDHC's acquisition of Park Crest Apartments in City Heights on October 10, 2012, marked the final investment from the public housing conversion finance plan.

SDHC invested \$8.91 million to acquire and rehabilitate the 71-unit apartment complex and preserve it as affordable housing for 55 years. Park Crest serves people age 55 and older with incomes at or below 80 percent of the area median income.

SDHC's acquisitions and public-private partnership investments represent the first wave of the finance plan.

SDHC has \$747,887 left from the finance plan to use for future expenses at SDHC-owned properties.

The four owned assets SDHC acquired can yield more equity through a second wave of leveraging, which will provide additional proceeds for another round of acquisitions when the time is right.

*They essentially took resources and then they created better units with them.*

*— Orlando Cabrera, Former HUD Assistant Secretary, approved landmark agreement*

SDHC has  
invested in 10  
properties located  
throughout the  
City of San Diego.

[View SDHC properties](#)



SDHC Partnership Investments

Partnerships	# of Units (incl. Mgr's Units)	# of Affordable Units	Type	SDHC Investment	SDHC Investment per Affordable Unit
Acquisition / Rehab					
Arbor Village Apartments	112	111	Family	\$7,980,976	\$71,901
Vista Grande Apartments	49	48	Family	\$3,851,025	\$80,230
New Construction					
Riverwalk Apartments	50	49	Family	\$4,525,391	\$92,355
Estrella del Mercado Apartments	92	91	Family	\$7,111,224	\$78,145
Mission Apartments	85	84	Family	\$6,027,000	\$71,750
Park Terramar Apartments	21	20	Family	\$2,151,699	\$107,585
Total	409	403		\$31,647,315	

SDHC Owned Investments

Property	# of Units (incl. Mgr's Units)	# of Affordable Units	Type	SDHC Investment	SDHC Investment per Affordable Unit
Acquisition / Rehab					
Hotel Sandford	130	129	Senior	\$6,460,700	\$50,083
Mariner's Village Apartments	172	171	Family	\$34,819,289	\$203,622
Courtyard Apartments*	37	37	Family	\$7,851,633	\$212,206
Park Crest Apartments	71	70	Senior	\$8,915,520	\$125,571
Total	410	407		\$58,047,142	

\* No Manager's Unit





SDHC Properties



Completed In 2012

**Estrella del Mercado Apartments**  
1985 National Avenue – Barrio Logan

- 91 affordable units and one manager's unit
- Near transit lines
- Affordable to individuals and families with incomes of 30 percent to 60 percent of area median income
- Units remain affordable for 99 years
- SDHC partnered with Chelsea Investment Corporation and the former City of San Diego Redevelopment Agency
- SDHC investment: \$7.11 million
- Total cost: \$43 million
- SDHC option to buy the property after 15-year tax credit compliance period
- Completed: October 19, 2012

Grand Opening News Conference, November 1, 2012 *Video - 8:50*



**Mission Apartments**  
1815-1875 Hancock Street – Midway District

- 84 affordable units and one manager's unit
- Near transit lines
- Affordable to families with incomes no greater than 60 percent of area median income
- Units will remain affordable for 55 years
- Energy efficient
- SDHC partnered with the former City of San Diego Redevelopment Agency and AMCAL Multi-Housing Inc.
- SDHC investment: \$6.03 million
- Total cost: \$25.9 million
- SDHC option to buy the property after 15-year tax credit compliance period
- Completed: September 14, 2012



**Park Terramar Apartments**  
13481-13483 Silver Ivy Lane – Torrey Highlands

- 20 affordable units and one manager's unit
- Near Westview High School
- Affordable to families with income no greater than 60 percent of area median income
- Units remain affordable for 65 years
- SDHC partnered with Chelsea Investment Corporation
- SDHC investment: \$2.15 million
- Total cost: \$7.6 million
- SDHC option to buy the property after 15-year tax credit compliance period
- Completed: March 1, 2012



Mission Apartments residents



Completed Before 2012

**Arbor Village Apartments**  
4914-4988 Logan Avenue – Lincoln Park

- 111 affordable units and one manager's unit
- Near bus lines
- Affordable to individuals and families earning 30 percent to 60 percent of area median income
- Units remain affordable for 55 years
- SDHC partnered with LINC Housing Corporation to acquire and renovate the property
- SDHC investment: \$7.98 million
- Total cost: \$24 million
- SDHC option to buy the property after 15-year tax credit compliance period
- Completed: January 19, 2011



**Courtyard Apartments**  
4395 El Cajon Boulevard – City Heights

- 37 affordable units
- Near bus lines
- Ground floor retail space
- Affordable to individuals and families earning 80 percent of area median income or less
- Units remain affordable for 55 years
- SDHC investment & total cost: \$7.85 million
- Owned by SDHC
- Completed: September 9, 2010



**Mariner's Village Apartments**  
6847 Potomac Street – Skyline/Paradise Hills

- 171 affordable units and 1 manager's unit
- Near bus line
- Affordable to individuals and families earning 80 percent of area median income or less
- Units remain affordable for 55 years
- SDHC investment & total cost: \$34.82 million
- Owned by SDHC
- Completed: October 27, 2010



Riverwalk Apartments residents





SDHC Properties



Completed Before 2012

**Riverwalk Apartments**

**1194 Hollister Street – Otay Mesa/Nestor**

- 49 affordable units and 1 manager's unit
- Near bus line
- Affordable to individuals and families earning 30 percent to 60 percent of area median income
- Units remain affordable for 55 years
- Energy efficient
- SDHC partnered with Affirmed Housing Group
- SDHC investment: \$4.53 million
- Total cost: \$14.1 million
- SDHC option to buy the property after 15-year tax credit compliance period
- Completed: June 21, 2011

**Vista Grande Apartments**

**5391 and 5411-5425 Santa Margarita Street – Encanto**

- 48 affordable units and one manager's unit
- Near bus line
- Affordable to families with incomes of 30 percent to 50 percent of area median income
- Units remain affordable for 55 years
- SDHC partnered with Wakeland Housing & Development Corporation
- SDHC investment: \$3.85 million
- Total cost: \$15.1 million
- SDHC option to buy the property after 15-year tax credit compliance period
- Completed: September 29, 2011

Under Construction/Rehabilitation

**Park Crest Apartments**

**5330 Orange Avenue – City Heights**

- 70 affordable units and one manager's unit
- Near bus lines
- Affordable to seniors with incomes at or below 80 percent of area median income
- Units remain affordable for 55 years
- Owned by SDHC
- Planned rehabilitation includes exterior building/site work, structural and mechanical upgrades, the creation of four Americans With Disabilities Act-accessible units, and interior renovations to units.
- SDHC investment & total cost: \$8.9 million
- Estimated Completion: June 2014

Completed in 2013

**Hotel Sandford**

**1301-1333 Fifth Avenue – Downtown San Diego**

- 129 affordable units and one manager's unit
- Near transit lines
- Affordable for seniors—77 units for people with incomes up to 60 percent of area median income and 52 units for people earning 50 percent of area median income or less
- Units will remain affordable for 99 years
- SDHC partnered with the former Centre City Development Corporation (now Civic San Diego)
- SDHC investment: \$6.46 million
- Total cost: \$12.56 million
- Completed: April 19, 2013



Affordable Housing Impact: Joseph

Joseph, 82, has lived at Hotel Sandford in downtown San Diego longer than he can remember. Virtually every neighbor who sees him as he walks around the common areas of the building stops for a brief, warm conversation.

A retired civil engineer who worked 10 years for the County of San Diego, Joseph, a father of four grown children, appreciates the convenience of having buses and the trolley nearby and that almost everything he needs is within walking distance.

"I think most people are interested in transportation, closeness to stores they might use," Joseph said. "We have restaurants close by. The management people are very, very nice. And the maids are very nice."

Rooms at Hotel Sandford are cleaned every two weeks, Joseph said.

On February 23, 2010, the Housing Authority of the City of San Diego approved SDHC's acquisition of Hotel Sandford. The purchase was part of the finance plan SDHC implemented, which leveraged the equity from former public housing units to create 810 additional affordable housing units in the City of San Diego.

Civic San Diego (formerly Centre City Development Corporation) contributed \$6 million toward the rehabilitation of the property.



Joseph, Hotel Sandford Resident

Since SDHC acquired Hotel Sandford to preserve affordable housing for low-income seniors, additional amenities also have been added to serve the

**"The management people are very, very nice."**  
- Joseph

residents, including a kitchen with ovens and microwaves in the basement.

"Of course, you can't beat having a new paint job—both inside and out," Joseph said.

SDHC's acquisition of Hotel Sandford ensures 129 units will remain affordable for very low-income seniors for 99 years.

"It is, I suspect, very important for a lot of people that the prices stay down," Joseph said.



Planning Ahead: Smoke-Free SDHC Properties

On May 29, 2012, HUD reissued a notice originally issued on July 17, 2009, that strongly encouraged public housing authorities in the United States to implement nonsmoking policies at some or all of their properties.

HUD made its recommendation because "environmental tobacco smoke can migrate between units in multifamily housing, causing respiratory illness, heart disease, cancer, and other adverse health effects for those living in neighboring residences."

HUD also urged public housing authorities to consult their resident boards before adopting a nonsmoking policy.

In California, state lawmakers enacted legislation that specifically authorized landlords to prohibit smoking at

their rental properties. The law took effect January 1, 2012.

With smoke-free apartments quickly becoming the standard for multiunit housing in the United States, SDHC in February 2012 began surveying tenants at SDHC-owned properties about their opinions regarding smoking on the premises.

The survey will help SDHC better understand the needs and consider the opinions of all of its residents as SDHC determines whether to implement a nonsmoking policy at SDHC-owned properties.

SDHC is scheduled to decide by summer 2013 whether to adopt such a policy. [Read the HUD notice.](#)





Knox Glen



San Diego Square



Casa Colina del Sol



Courtyard Terraces



Island Village Apartments



Studio 15



Housing Development Partners

SDHC’s nonprofit affiliate, Housing Development Partners (HDP), has developed 789 affordable units, and two pending developments will increase that number to 979.

Created in 1990, HDP strives for housing that is functional, financially practical, environmentally sustainable and compatible with its surroundings. Its portfolio includes buildings specially designed for seniors, families, workers and tenants with special needs.

HDP is governed by a five-member board, including the SDHC President and CEO and two members of the SDHC Board of Commissioners. There are two at-large members, appointed to two-year terms by the SDHC Board of Commissioners. HDP Board meetings are open to the public.

HDP is staffed by employees of the San Diego Housing Commission, including an Executive Director.

- Richard C. Gentry, HDP Board President
  - Sal Salas, HDP Board Vice President
  - Roberta Spoon, HDP Board CFO
- Gary Gramling, HDP Board member
  - Robert Henderson, HDP Board Secretary



View Fact Sheet  
HDP Properties

HDP Projects		
PROJECT NAME	TOTAL UNITS	COMMUNITY TYPE
IN PROGRESS		
Parker-Kier Apartments	34	Seniors and Special Needs
San Diego Square*	156	Seniors
COMPLETED		
Casa Colina	75	Seniors
Courtyard Terraces**	88	Seniors
Island Village**	280	Single Room Occupancy (workforce)
Knox Glen	54	Families
The Mason	17	Single Room Occupancy (special needs)
Studio 15**	275	Single Room Occupancy (workforce)
Total	979	

\*New Acquisition pending funding approval \*\*HDP is Co-General Partner



In 2012, HDP completed its rehabilitation of The Mason, a 100-year-old hotel in downtown San Diego that was transformed into 16 supportive housing studio units for very low-income San Diegans at risk of homelessness and one manager’s unit.

SDHC contributed a \$1.69 million loan to the \$3.6 million cost of rehabilitating the building.

Residents moved into The Mason in October 2012. A grand reopening event was held February 28, 2013.

A U.S. Air Force veteran, Dallas is among those who now call The Mason home.

“My new home is awesome,” Dallas said. “It represents for me the first time in 13 years that I’ve gotten my own key to my own door to my own place.”



The Mason Grand Reopening News Conference, February 28, 2013

Video - 5:20

The Mason







## Affordable Housing Incentives

Beyond acquiring, developing or rehabilitating existing housing units in the City of San Diego, SDHC preserves and expands affordable housing opportunities through programs that offer financial incentives and assistance to developers.

### Multifamily Bond Program

Developers of affordable, multifamily housing in the City of San Diego may be eligible to receive financing at below-market rates through the Multifamily Bond Program.

SDHC makes recommendations about multifamily bonds to the Housing Authority of the City of San Diego (Housing Authority).

If the Housing Authority approves SDHC's multifamily bond recommendations, the Housing Authority then issues the tax-exempt housing revenue bonds, and SDHC administers the bond portfolio.

Bond repayment is secured by private sources, such as project revenues, guarantees by credit providers, or the value of the developments themselves. SDHC, the Housing Authority, and the City of San Diego are not financially liable for the bonds.

By the end of 2012, SDHC was administering a portfolio of \$487,189,815 in outstanding bond balances involving 48 developments with a combined total of 6,157 affordable housing units from projects dating back to 1993.

## Sorrento Tower

Affordable housing at Sorrento Tower apartments in the Clairemont community of the City of San Diego has been "a lifesaver" for Susan, an eight-year tenant of the apartments whose mother also has resided more than 20 years at Sorrento Tower.

*"Had Sorrento Tower not been here, I don't know where I would have been."*  
- Susan



Sorrento Tower Grand Reopening  
News Conference, March 22, 2012

Video - 2:27

Sorrento Tower will remain affordable housing for 55 more years in part because of the Multifamily Bond Program that SDHC administers for the City of San Diego.

Originally built in 1976 with help from HUD programs that restricted rents for 40 years, Sorrento Tower contains 197 affordable housing units for seniors age 55 and older and one manager's unit; 165 units are set aside for people receiving Housing Choice Voucher (Section 8) rental assistance.

Rent protections would have expired in 2016, but the owners sold the building to a new development team under terms that maintain affordable housing there.

On April 19, 2011, the Housing Authority authorized \$13.6 million in multifamily tax-exempt housing revenue bonds for the new owners, Sorrento Tower Housing Partners LP, to acquire and rehabilitate the Sorrento Tower apartments.

Sorrento Tower commemorated its grand reopening March 22, 2012. [Read the news release.](#)

Kalos Apartments, developed by Community HousingWorks, was awarded \$14.588 million in multifamily tax-exempt revenue bonds. SDHC invested \$8.087 million toward the \$30.5 million development in North Park. The 82-unit apartment complex will remain affordable for 55 years.



### Kalos Apartments 3783-3825 Florida Street – North Park

- 82 affordable housing units and one manager's unit
- Developer: Community HousingWorks
- \$7.1 million from Inclusionary Housing Funds
- \$500,000 from San Diego Housing Trust Fund
- \$14.588 million from Multifamily Bond Program bonds
- SDHC investment: \$8,087,000
- Total development cost: \$30.5 million
- Completed: February 7, 2013

Two developments for which the Housing Authority issued \$40.925 million in multifamily bonds in 2012 will produce 216 rental units affordable to low- and very low-income residents:



### Knox Glen 4754 Logan Avenue – Lincoln Park

- 54-unit complex of townhomes; 53 must be affordable
- Developers: [Housing Development Partners](#) and Logan Development II LP
- Must remain affordable for 55 years
- 24 units are restricted to residents who earn 50 percent of area median income or less
- 29 units are restricted to residents who earn 60 percent of area median income or less
- \$5.025 million in multifamily tax-exempt housing revenue bonds
- Expected Completion: May 2, 2013



### Fairbanks Commons Corner of Camino San Bernardo and Nighthawk Lane – Black Mountain Ranch

- 165-unit apartment complex; 163 must be affordable
- Developers: Chelsea Investment Corporation and Pacific Southwest Community Development Corporation
- Must remain affordable for 55 years
- 17 units are restricted to residents who earn 50 percent of area median income or less
- 146 units are restricted to residents who earn 60 percent of area median income or less
- \$35.9 million in multifamily tax-exempt housing revenue bonds
- Expected Completion: December 31, 2014

Two additional developments that would provide another 248 affordable housing units are up for consideration for multifamily tax-exempt housing revenue bonds:



COMM22 Family Housing  
128 Affordable Housing Units



Celadon at 9th  
and Broadway  
120 Affordable  
Housing Units  
(Phase 1)





## Housing Funds

In addition to the Multifamily Bond Program, SDHC uses a variety of funds that assist the development of new affordable housing units in the city.

The City of San Diego in 1990 delegated to SDHC responsibility for the Housing Trust Fund and the Inclusionary Housing Fund.

Money in the Housing Trust Fund includes commercial development linkage fees paid to the City of San Diego.

The Inclusionary Housing Fund contains money from fees developers pay to the city as an alternative to building affordable housing units.

In 1994, the City of San Diego delegated to SDHC responsibility for administering HOME Investment Partnership Program funds from HUD, which provide essential money to make affordable housing developments possible.

Three developments were completed in 2012 with help from these funds, creating a total of 46 affordable housing units and 24 transitional beds.



### City Scene Apartments 4105 Georgia Street – North Park

- 30 affordable housing units and one manager's unit
- Developer: Affirmed Housing Group
- Must remain affordable for 55 years
- Foreclosed condominium development transformed into affordable housing
- \$5.1 million SDHC loan
- SDHC loan consisted of: \$3.6 million in Neighborhood Stabilization Program funds; \$1.46 million in HOME funds; \$53,275 from San Diego Housing Trust Fund
- \$2.5 million from Multifamily Bond Program bonds
- Total development cost: \$10.86 million
- Completed: May 31, 2012



### The Mason 1345 Fifth Avenue – Downtown San Diego

- 16 affordable supportive housing units and one manager's unit
- Developer: Housing Development Partners
- Must remain affordable for 55 years
- SDHC investment: \$1.69 million
- SDHC loan included \$1.44 million from HOME funds, \$83,446 from the San Diego Housing Trust Fund, and \$169,771 from Coastal funds
- Total development cost: \$3.6 million
- Completed: September 28, 2012



### Veterans Village Phase 4 4141 Pacific Highway – Midway

- 24 transitional beds
- Developer: Veterans Village of San Diego Inc.
- \$1.49 million from HOME funds
- Total development cost: \$3.21 million
- Completed: November 30, 2012

## SDHC Property Management

SDHC is committed to making sure its affordable housing properties are safe, quality living environments for San Diego's low-income residents.

SDHC oversees a real estate portfolio of 2,221 SDHC-owned rental housing units.

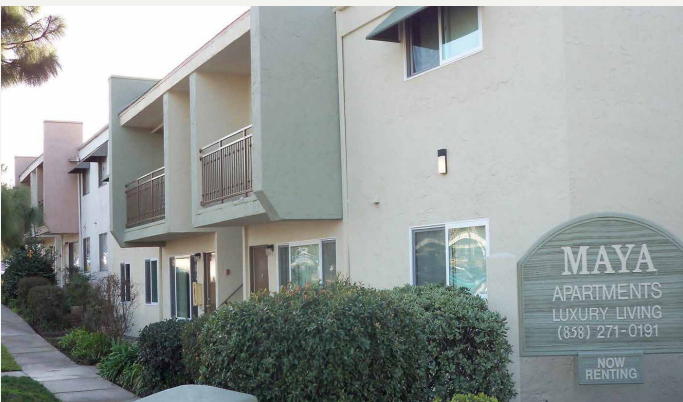
SDHC is working to make those properties more energy-efficient and environmentally friendly through improvements such as the installation of solar electric panels, compact fluorescent lighting fixtures, and Energy Star-rated appliances.

Major Construction Services projects in 2012, two of which are ongoing, include:



### Parker-Kier Apartments 2170 – 2172 Front Street – West Park

- 34 affordable rental housing units
- Historic San Diego building, believed to have been built in 1908
- All major systems replaced
- Functional elevator added to the center of the building
- 98 solar electric panels to produce electrical power to augment day-to-day operations of the entire building
- 30 solar water panels to produce domestic hot water to augment day-to-day operations of the entire building
- New Energy Star-rated appliances—microwaves, refrigerators, and stoves—in each unit
- Upgraded lighting in each unit, including compact fluorescent fixtures in bathrooms
- Upgraded plumbing in each unit, including low-flow toilets and shower heads
- Rehabilitation cost: \$3,967,211
- Completed: August 9, 2012



### Maya Linda Apartments 10101 – 10191 Maya Linda Road – Mira Mesa

- 132 affordable rental units
- Windows, sliding glass doors, and entry doors in all 132 residential units and at common area facilities replaced with: low-emission glass for windows and sliding doors; insulated, fiber glass entry doors; windows and doors with higher Sound Transmission Class ratings to reduce noise
- New energy efficient and sound dampening heating, ventilation, and cooling systems installed at 28 freeway-facing residential units
- Pest eviction program
- Rehabilitation cost: \$2,354,789
- Completed: April 17, 2013



### Picador Boulevard Apartments 605 – 695 Picador Boulevard – Otay Mesa West

- 78 affordable rental units
- Former state-owned housing awaiting approval to transition to federal public housing to be administered by SDHC to preserve affordable units
- Windows and entry doors in all 78 residential units and at common area facilities replaced with dual-glazed low-emission glass for windows and insulated, fiber glass entry doors designed to reduce noise
- New Energy Star-rated appliances placed in each unit, including range hoods, refrigerators, and stoves
- Upgraded plumbing fixtures in each unit will include low-flow toilets, faucets, and shower heads
- Painting and rehabilitation of the exterior of the buildings
- Rehabilitation costs: \$3,100,725
- Expected Completion: May 15, 2013





Mariner's Village Apartments

Energy Sustainability and the Environment

As SDHC works to increase the amount of affordable housing available, SDHC also strives to be responsible toward the environment. Rehabilitation of SDHC-owned properties has included energy-efficient windows, doors and appliances.

Environmental features also were a central theme in the selection criteria as SDHC identified potential acquisitions from its public housing conversion financing strategy.

SDG&E Partnership

To improve the energy sustainability and efficiency of SDHC's real estate portfolio, SDHC partnered with San Diego Gas & Electric (SDG&E).

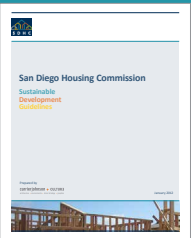
SDG&E analyzed data in 2012 on 2,221 residential units in SDHC's real estate portfolio to help identify ways to save energy and to create an Energy Efficiency Roadmap for SDHC.

SDG&E paid the full cost of the audit, with no expense to SDHC.

SDHC Sustainability Guidelines

On January 20, 2012, the SDHC Board of Commissioners adopted Sustainability Guidelines for affordable housing SDHC owns and in selecting partnership developments.

- Educate residents about energy and water conservation and their Impact on the environment
- Use efficient landscaping
- Increase efficiency with building systems and components
- Adopt standards for new construction
- Adopt site selection guidelines



View Report  
Sustainable  
Development  
Guidelines 01.12



Planning Ahead: Property Portfolio Upkeep

HUD began the process of requiring public housing agencies in 2012 to conduct Green Physical Needs Assessments to better determine what capital funds they may need and better plan for the next 20 years.

Although SDHC has only 76 public housing units, SDHC will assess its entire real estate portfolio of more than 2,300 affordable housing units.

This assessment will allow SDHC to make long-term strategic planning decisions to preserve existing real estate assets.

The assessment is scheduled to begin in summer 2013.





“Sustainability looks at working to improve the quality of life of all the people who live in these communities...But you also do it by getting quality products.”

- Gary Gramling, SDHC Chairman of the Board

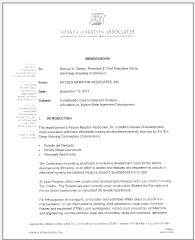
### Affordable Housing Development Cost Analysis

On January 20, 2012, the SDHC Board of Commissioners reviewed a report that SDHC commissioned to analyze the costs associated with developing affordable housing.

The report concluded that developing affordable housing costs 13 percent to 34 percent more than market-rate housing (excluding the cost of acquiring land).

The additional costs for affordable housing were attributed to features such as:

- Community rooms
- Solar power and energy efficient construction
- Prevailing wages for construction workers
- Durable building materials to ensure longevity for 55 years or longer



[View Report](#)  
[Construction](#)  
[Analysis](#)

The Affordable Housing Development Cost Analysis report’s findings were based on an analysis of three affordable housing partnership developments financed by SDHC:

#### Estrella del Mercado in Barrio Logan

- 91 affordable housing units and 1 manager’s unit
- Total cost: \$43 million
- SDHC investment: \$7.11 million

#### Kalos Apartments in North Park

- 82 affordable housing units and 1 manager’s unit
- Total cost: \$30.5 million
- SDHC investment: \$8.087 million

#### Riverwalk Apartments in Otay Mesa/Nestor

- 49 affordable housing units and 1 manager’s unit
- Total cost: \$14.1 million
- SDHC investment: \$4.53 million





First-Time Homebuyer Program

SDHC's First-Time Homebuyer Program helps low- and moderate-income San Diegans achieve the dream of home ownership within the City of San Diego.

First-time homebuyers are San Diegans who have not owned a home in the past three years. They must also meet income-eligibility requirements.

SDHC first helped first-time homebuyers with Mortgage Credit Certificates on August 13, 1990. Mortgage Credit Certificates help a buyer qualify for a mortgage by reducing the buyer's taxes, which increases the buyer's net income.

The certificates provide federal income tax credits of either 15 percent or 20 percent of the mortgage interest paid annually, depending on the homebuyer's income level.

Since that time, the First-Time Homebuyer Program has assisted 4,355 families with Mortgage Credit Certificates, deferred-payment loans, and closing cost assistance.

And first-time homebuyers are succeeding.

First-Time Homebuyer Program participants are part of an SDHC loan services portfolio with a default rate of only 0.10 percent, far below the loan industry standard of 1.5 percent to 2 percent.

In 2012, SDHC's First-Time Homebuyer Program assisted 117 families with a combined total of \$4,033,244 in loans, grants, and Mortgage Credit Certificates.

Any lending institution may participate with SDHC in the First-Time Homebuyer Program after attending a training workshop.



View PPT  
First-Time Homebuyer Program 9.14.12

First-Time Homebuyer Program		
3% Interest, Deferred-Payment Loan	Closing Costs Assistance Grants	Mortgage Credit Certificates
<ul style="list-style-type: none"><li>Buyers earning no more than 100 percent of the San Diego area median income may qualify for a deferred-payment, second trust deed loan of up to 17 percent of the purchase price, with the interest rate set at 3 percent.</li><li>No payments are required for 30 years, unless the owner sells or no longer occupies the home; at which time the principal balance, including accrued interest, must be repaid.</li><li>To qualify, the buyer must obtain a fixed-rate, first trust deed loan; have adequate income and a good credit rating; and provide a minimum down payment of 3 percent.</li></ul>	<ul style="list-style-type: none"><li>Buyers earning no more than 80 percent of the San Diego area median income are eligible for up to \$15,000 or 4 percent of the purchase price, whichever is less.</li><li>Buyers earning up to 100 percent of the area median income are eligible for up to \$10,000 or 4 percent of the purchase price, whichever is less.</li><li>Grants must be repaid if the home is sold, refinanced or no longer owner-occupied within the first six years, after which they are forgiven.</li></ul>	<ul style="list-style-type: none"><li>Qualified homebuyers with income not exceeding 140 percent of San Diego area median income may claim a federal income tax credit.</li><li>Buyers earning 80 percent of San Diego's area median income or less or buying in a specified neighborhood may claim a tax credit of 20 percent of the annual interest paid on their mortgage; all other buyers receive a tax credit of 15 percent.</li><li>The reduced tax burden helps the buyer qualify for a mortgage because it boosts net earnings.</li><li>Buyers may have to repay the tax if they sell the home within the first nine years.</li></ul>

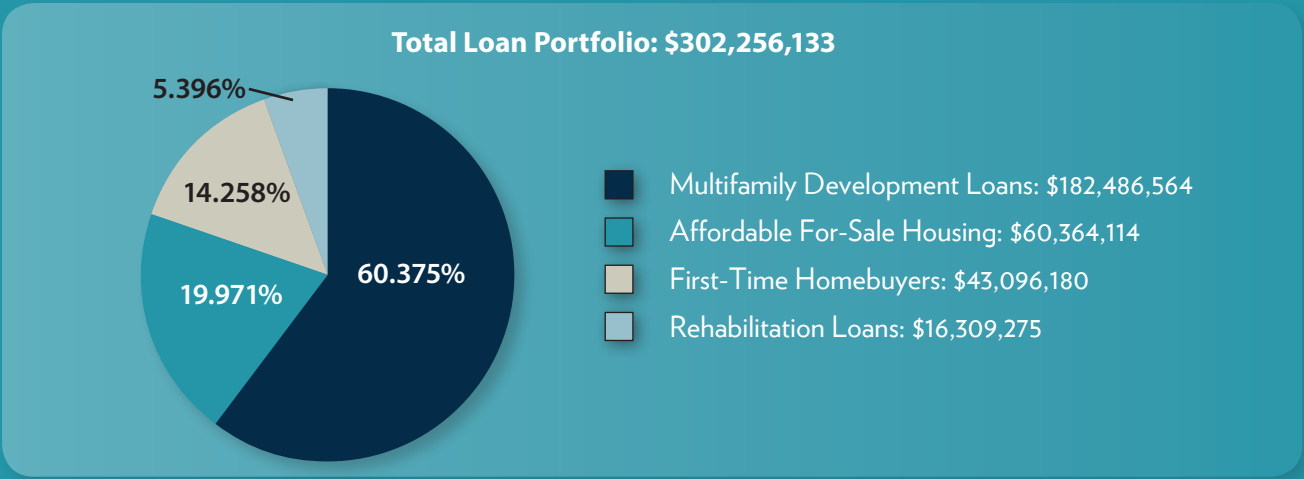


Family living in Vista Grande Apartments. Affordable housing complex is part of SDHC Loan Portfolio.

SDHC Loan Portfolio

SDHC default rate is 0.10 percent, compared to the loan industry standard of 1.5 percent to 2 percent

The loan services portfolio consists of First-Time Homebuyer loans; home rehabilitation loans; multifamily development loans; and Affordable For-Sale home loans, which help low- and moderate-income homebuyers acquire homes at prices below market value. [Read the SDHC Board Report - September 14, 2012.](#)



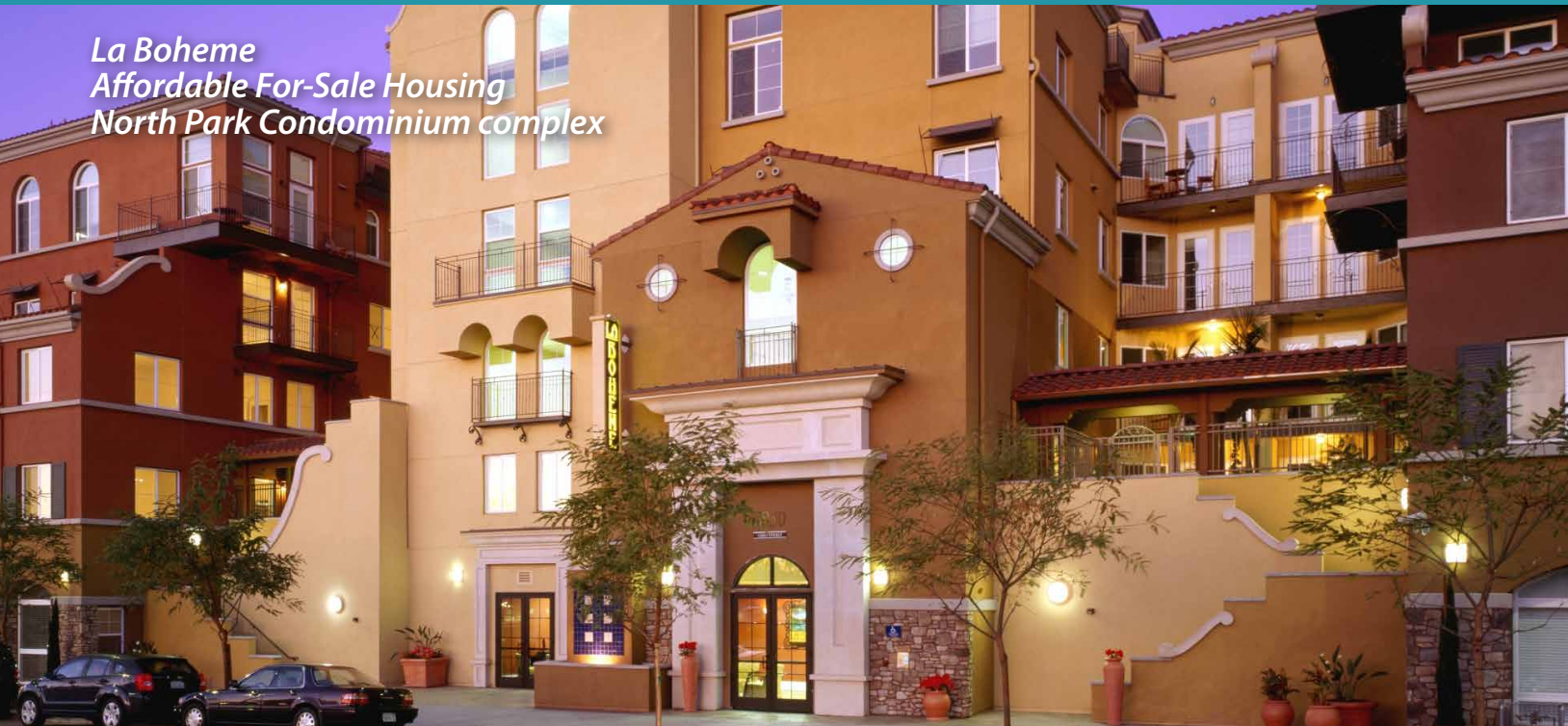
Compliance Monitoring

To ensure that its loan programs benefit the people who need them most, SDHC also monitors participants for compliance with income and loan requirements.

SDHC's loan services team monitors financial documents submitted by loan recipients and makes sure that residual receipt loan payments from multifamily housing developers can be made. SDHC also verifies that people who buy homes through Affordable For-Sale Housing or the Neighborhood Stabilization Program are occupying the homes, which is a requirement.



La Boheme  
Affordable For-Sale Housing  
North Park Condominium complex



Affordable For-Sale Housing

SDHC also brings home ownership within reach for low- and moderate-income San Diegans through the City of San Diego’s [Affordable For-Sale Housing Program](#), which SDHC administers.

Within a specified period of time, homes in the Affordable For-Sale Housing program can only be sold at a price that is affordable and to a family that meets eligibility criteria.

Long-term affordability restrictions apply to developments in two communities:

- |                      |                    |
|----------------------|--------------------|
| <b>Carmel Valley</b> | <b>North Park</b>  |
| • 55 years           | • 45 years         |
| • Four developments  | • Two developments |
| • 198 units          | • 59 units         |

The timeframes for the affordability restrictions begin with the first sale of each home in the affected developments, regardless of the year of the sale.

For example, the first home in the Carmel Valley developments sold in 2003 and must be sold at an affordable price until 2058. A home sold in the same developments in 2004 must remain affordable until 2059.

The first home in the North Park developments was sold in 2006 and must remain at an affordable sales price until 2051.

For the remaining 51 units in the Affordable For-Sale Housing Program, affordability restrictions are short-term; after the first resale of the unit, the restrictions no longer apply.

The Affordable For-Sale Housing Program enables a low- or moderate-income buyer to acquire a home at a price that is below market value.

From the completion of the first nine sales on September 29, 2003, to the end of 2012, 307 families had been able to buy a home as a result of this program.

In 2012 alone, 10 Affordable For-Sale units were sold to eligible buyers.

When an owner wants to sell a unit in the Affordable For-Sale Housing Program, the owner must contact SDHC, which establishes the sales price based on affordability restrictions that apply to that unit. SDHC also prequalifies every buyer and guides the buyer and seller through the transaction. Buyers also may qualify for assistance from the First-Time Homebuyer loan program.



City Scene Apartments, foreclosed condominium development transformed into affordable housing

Neighborhood Stabilization Program

Continuing program income from the Neighborhood Stabilization Program enabled SDHC to assist moderate- and low-income homebuyers in 2012.

In 2012, SDHC used \$652,457 in Neighborhood Stabilization Program funds for its Direct Purchase Program, which began September 15, 2009.

In that program, SDHC buys foreclosed homes and resells them to first-time homebuyers who earn up to 120 percent of the San Diego area median income—\$91,100 for a family of four.

SDHC also provides first-time homebuyer and home rehabilitation loans to buyers who qualify.

SDHC used Neighborhood Stabilization Program funds to buy two homes in 2012, one of which SDHC also sold in 2012.

To acquire a foreclosed home for the Direct Purchase Program, SDHC must pay 1 percent below the market value of the home.

SDHC can only sell the home to a qualified first-time homebuyer for SDHC’s exact purchase price, including fees and closing costs.

The Neighborhood Stabilization Program was created in the Housing and Economic Recovery Act of 2008. HUD provided a \$9.44 million grant to the City of San Diego, which SDHC administered.

SDHC included \$3.6 million from the initial HUD grant in a \$5.1 million loan to finance City Scene Apartments, a foreclosed condominium development converted into 31 affordable rental units. City Scene was completed May 31, 2012.

All of the original grant funds were allocated by the grant deadline of September 3, 2010.





SDHC “Home Safe Home” News Conference, June 14, 2012

Video - 6:05

Lead Testing and Remediation

SDHC continues to work to help low-income parents in older neighborhoods in the City of San Diego learn whether their homes pose a threat of lead poisoning to their children and, if necessary, remove lead-based paint to create a safe environment.

A \$2.48 million grant that HUD awarded to SDHC on March 23, 2012, allows SDHC’s “Home Safe Home” program to conduct blood-lead level testing community events to detect whether children have high levels of lead in their blood. [Read the news release.](#)

Blood Testing Events April 28, 2010 - February 26, 2013			
LOCATION	DATE	CHILDREN TESTED	TESTED POSITIVE
Sherman Heights Community Center	April 28-29, 2010	128	4
Cherokee Point Elementary School	October 27, 2010	82	1
King-Chavez Primary Academy	April 14, 2011	116	2
Euclid Medical Center	September 17, 2011	24	0
Environmental Health Coalition Health Fair (Cesar Chavez Park)	September 24, 2011	12	0
Fiesta del Sol (Cesar Chavez Park)	August 11, 2012	126	4
National Lead Prevention Week (Neighborhood House Association)	October 25, 2012	79	1
King-Chavez Primary Academy	February 26, 2013	79	1
Total		646	13

Blood-lead levels can be detected easily with noninvasive portable Lead Care II blood analyzers bought by SDHC in 2010. The blood analyzers require only a small pinprick to a child’s finger and provide results within three minutes.

SDHC’s “Home Safe Home” program collaborates with the Environmental Health Coalition and La Maestra Community Clinics to conduct blood-lead level testing events.

From April 28, 2010, through February 26, 2013, SDHC’s “Home Safe Home” program and its partners tested a total of 646 children at eight community events, with 13 testing positive for high lead levels.

These children were referred for additional medical evaluation and treatment.

The grant also enables the “Home Safe Home” program to eliminate lead-based paint hazards in 135 homes over a three-year period.

HUD Lead-Based Paint Hazard Control Grants	
GRANT YEAR	GRANT AMOUNT
2002	\$1.89 million
2005	\$7.0 million
2008	\$7.0 million
2010	\$4.1 million
2012	\$2.48 million
Total	\$22.47 million

The grant funds provide \$10,000 for single-family homes and \$5,000 for each multifamily unit. Much of the cost is attributable to special precautions during removal, taken to prevent any risk from dust.



SDHC Blood-Lead Level Testing  
Fiesta del Sol Community Event, August 11, 2012





Healthy Homes

Lead-based paint remediation is just one component of SDHC’s ongoing efforts to help low-income San Diegans improve the quality of their homes.

Since 1980, SDHC has provided more than \$107 million in federal loans and grants for home rehabilitation, allowing 11,910 low-income owners to improve their properties.

In 2012, 300 residences were remediated at a cost of \$2.8 million.

The “Home Safe Home” program focuses on remediation such as:

- Removing or neutralizing toxic lead paint at homes frequented by children age 6 or younger
- Identifying and remediating other health and safety issues in single-family homes
- Making health and safety improvements for mobile home owners.

Only low-income homeowners and landlords with low-income units within the City of San Diego are eligible for assistance, which includes:

- Zero-interest, deferred-payment loans up to \$15,000 for single-unit properties occupied by very low-income owners; no loan payments are required until the property is sold or new loans are made against the property.
- Mobile Home Repair Grants up to \$5,500 for health and safety repairs.

The “Home Safe Home” program also targets eight former redevelopment areas with deferred payment loans of up to \$10,000 at 3 percent interest, forgivable over 10 years:

- |                 |  |
|-----------------|--|
| • City Heights  | • North Park                                 |
| • College Grove | • San Ysidro                                 |
| • Crossroads    | • Southeastern Part of the City of San Diego |
| • Grantville    |  |
| • Linda Vista   |  |

Linda Vista Renovations

Before

After



City Heights Renovations

Before

After



Kym, Home Rehabilitation

Video - 0:50

Home Rehabilitation: Kym and Her Family

Kym, a single mother of two, saw herself as “the neighbor on the street that had the worst home.”

“I thought the rehabilitation loan program was a great program,” Kym said. “The stuff I had done, I would not

A program manager with the County of San Diego, she bought the house in the southeastern part of the City of San Diego three years ago.

Mortgage Credit Certificates from SDHC helped her qualify for a loan to buy the house.

“I believe having that really helped me buy a house on a single income,” Kym said.

But with home ownership came significant challenges she could not take care of alone:

- mold in her master bathroom
- old carpet that aggravated her daughter’s allergies
- a “raggedy, unstable” fence in the backyard
- original windows from the 1970s
- a roof in need of repair

After two and a half years in the home, Kym learned about an SDHC home rehabilitation loan program. She received a \$30,000 loan (available to moderate-income homeowners) to improve her house.

*“With everything I’ve been able to get done, it’s certainly increased the value of the home. That’s huge.”*  
- Kym

have been able to get done on my own.”

The improvements the loan funded,

which were completed in May 2012, included:

- a new furnace
- energy efficient windows throughout the house
- laminate flooring to replace the old carpet in the bedrooms
- a new fence in the backyard
- drought-resistant landscaping
- a renovated master bathroom free of mold
- new paint on the exterior of the house

If she remains in the home for 10 years, the loan will be forgiven.

“With everything I’ve been able to get done, it’s certainly increased the value of the home,” Kym said. “That’s huge.”





2012 SDHC Real Estate and Program Portfolio

Affordable Housing Units	SDHC Owned
Units (Includes 10 manager's units)	1,366
SDHC Owned	
<b>New Acquisitions—SDHC Finance Plan: (410 Units)</b>	
• Hotel Sandford - 130*	
• Courtyard Apartments - 37	
• Mariner's Village Apartments - 172*	
• Park Crest Apartments - 71*	
<b>Existing Properties: (256 Units)</b>	
• Maya Linda - 132*	
• Parker-Kier - 34	
• University Canyon - 84*	
• Scattered Sites - 6	
	666
SDHC Owned, State Rent Restrictions	113*
Public Housing Units	76*
<b>Total</b>	<b>2,221</b>

\*Includes 1 manager's unit

SDHC Nonprofit Affiliate, Housing Development Partners (HDP)	HDP Owned
• HDP Affordable Housing Units	789
<b>Total</b>	<b>789</b>

SDHC Loan Programs to Assist Low-Income Families	Families Served
Since 1981	
• First-Time Homebuyer Program	4,048
• Affordable for Sale Homes	307
• Specialty Programs	745
• Housing Rehabilitation	11,831
<b>Total</b>	<b>16,931</b>

SDHC New Partnership Acquisitions —Finance Plan	Affordable Housing Units Created
After a 15-year tax credit compliance period, SDHC will have the option to buy any of the six public-private partnership properties.	
• Arbor Village - 111	
• Vista Grande - 48	
• Riverwalk Apartments - 49	
• Estrella del Mercado - 91	
• Mission Apartments - 84	
• Park Terramar - 20	
<b>Total</b>	<b>403</b>

SDHC Real Estate Investments & Multifamily Development Programs	Affordable Housing Units Created
Since 1981	
• Multifamily Loans (units/beds)	
• Inclusionary / Density Bonus Program	
• Bond Financing Program	
<b>Total</b>	<b>14,531</b>

SDHC Housing Choice Vouchers (Section 8)	Families Served
• Housing Choice Vouchers (Section 8) Rental Assistance	14,626
<b>Total</b>	<b>14,626</b>

Vista Grande Apartments playground







SAN DIEGO  
HOUSING  
COMMISSION

*We're About People*

# Addressing Homelessness

More than \$27 million directed and invested for homeless programs in the City of San Diego by SDHC





The city's emergency shelter for homeless adults provided refuge to Kenneth and his adult son. A former businessman, he was the victim of a shooting that left him disabled and unable to work. Before he became homeless, he lost his wife to Lou Gehrig's disease.

Video - 0:36

## Addressing Homelessness

As of the publication of this report, the San Diego Housing Commission (SDHC) has directed, invested and committed a combined total of more than \$27 million toward addressing homelessness in the City of San Diego since 2012.

The 2013 Point-in-Time Count conducted the morning of January 25, 2013, by the Regional Task Force on the Homeless identified 5,747 homeless people in the City of San Diego.

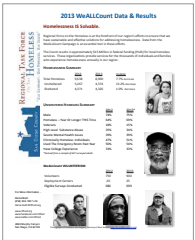
About 54 percent of them lacked shelter, living on the streets or in canyons, riverbeds, parks and beaches.

The rest had roofs over their heads temporarily at emergency shelters, hotels and motels, safe havens, or transitional housing.

From the Army veteran unable to find work in civilian life to the unemployed single mother struggling to get by, San Diego's homeless residents are diverse.

What they have in common is a need for help to get back on their feet.

SDHC supports efforts to connect homeless San Diegans with services they need by administering City of San Diego programs that provide temporary shelter and collaborating with many other organizations to address homelessness.



[View Report](#)  
[San Diego](#)  
[Regional](#)  
[Homeless Profile](#)  
[Summary 2013](#)

2012 Homelessness Program Funds and Commitments		
PROGRAM	ACTUALS	FUNDING SOURCE
Continuum of Care Grants	\$2,034,848	U.S. Department of Housing and Urban Development (HUD) Continuum of Care Funds
City of San Diego's Emergency Homeless Shelter Services and Programs	\$3,184,569	Federal Community Development Block Grant (CDBG)/Federal Emergency Solutions Grant (ESG)/SDHC/City of San Diego General Fund/United Healthcare
Homelessness Prevention and Rapid Re-Housing Federal Program	\$1,446,896	HUD Stimulus/Recovery Act Funds/SDHC
Tenant-Based Rental Assistance	\$401,920	HUD HOME Program
Project-Based Federal Housing Voucher/Rental Assistance	\$3,412,831	HUD Housing Choice Voucher Program
Sponsor-Based Federal Housing Voucher/Rental Assistance	\$1,845,216	HUD Housing Choice Voucher Program
Veterans Affairs for Supportive Housing (VASH) Vouchers (Section 8)	\$4,099,875	HUD Housing Choice Voucher Program (VASH)
County of San Diego's Hotel/Motel Voucher Program	\$96,916	SDHC
Regional Task Force on the Homeless – Homeless Management Information System	\$57,528	SDHC
Project Homeless Connect	\$10,912	SDHC
Regional Continuum of Care Staff Support	\$10,912	SDHC
ElderHelp Shared Housing Program	\$96,825	SDHC
Homeless Storage Check-in Center	\$84,000	City of San Diego General Fund
Transitional Housing Programs	\$1,084,020	Housing Trust Fund
Construction and Rehabilitation of Affordable Housing Developments for Homeless San Diegans	\$9,149,636	HUD HOME Program/CDBG/Housing Trust Fund/SDHC/Coastal Housing Fund/
Total	\$27,016,904	





San Diego’s Homeless Population

The San Diego City Council Land Use and Housing Committee asked SDHC to prepare a report on options for locating additional housing and homeless services facilities in the City of San Diego.

SDHC presented the report to the SDHC Board of Commissioners on October 12, 2012, and to the Land Use and Housing Committee on October 17, 2012.

To identify potential locations in the City of San Diego where a housing and services facility might be needed most, SDHC used data from:

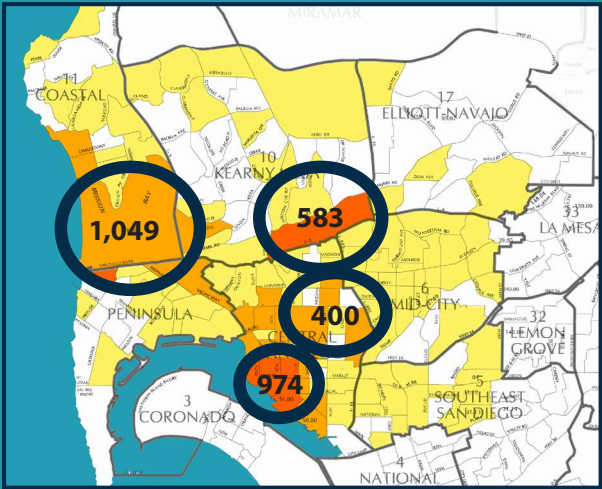
- The 2012 Point-in-Time homeless count
- A Housing Inventory Chart for the City of San Diego, a list of housing opportunities for homeless people that includes: emergency shelters, transitional housing, safe havens, and permanent supportive housing.

Comparing this data allows us to see where in the city housing opportunities exist for homeless people while at the same time giving an indication of where larger numbers of homeless individuals have been identified. This data also provided insight about where the largest gaps exist in the city between housing available for homeless individuals and the remaining homeless population.



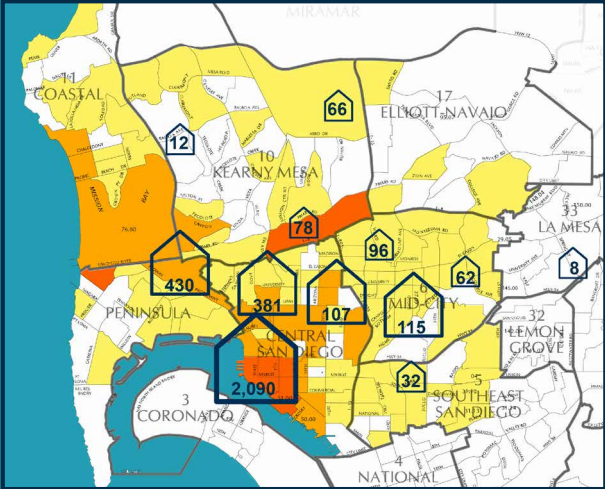
[View PPT Options for Additional Housing and Homeless Service Facilities 10.12.12](#)

2012 Total Number of Homeless Individuals Per Community Tract



1-50 51-150 151-200+

2012 Total Number of Beds for Homeless Individuals



Homeless Housing Gaps in City of San Diego		
City Region	Unsheltered Homeless Population	Sheltered Homeless Population (Shelters, Transitional Housing or Supportive Housing)
Peninsula/Beach Communities (near Mission Bay)	1,049	430
Downtown	974	2,090
Mission Valley/River Bottom	583	156
Central San Diego	400	488

Using a one-stop homeless housing and services facility as a model for the kind of housing and services an additional facility also could offer, SDHC presented two options. Both options consisted of:

- Interim/Transitional Housing
- One-Stop Service Center
- Permanent Housing Units
- Medical Clinic or Day Center

Cost estimates:

Based on new construction and very preliminary cost estimates, these do not consider additional costs based on individual sites or the possibility of the rehabilitation of an existing building.

Option 1

150 Interim/Transitional Beds and 50 Permanent Housing Units

100,000 square feet

Construction Costs	\$220-\$270 per square foot	\$22 million to \$27 million
Soft Costs	\$80-\$90 per square foot	\$8 million to \$9 million
Total Development Costs		\$30 million to \$36 million

Option 2

200 Interim/Transitional Beds and 100 Permanent Housing Units

120,000 square feet

Construction Costs	\$220-\$270 per square foot	\$27 million to \$33 million
Soft Costs	\$80-\$90 per square foot	\$10 million to \$11 million
Total Development Costs		\$37 million to \$44 million





## Connections Housing Downtown

More than 600 people attended the March 11, 2013, grand opening of Connections Housing Downtown, a city-sponsored, year-round, one-stop housing and service center in downtown for homeless San Diegans.

Connections Housing Downtown provides 73 individuals with permanent studios and 150 individuals with interim housing, including 16 special needs units.

SDHC contracts with People Assisting the Homeless (PATH) to operate the interim housing at Connections Housing Downtown through June 30, 2013, at an annual cost of no more than \$442,000.

PATH subcontracts with Alpha Project to operate the interim housing program.

As part of its contract with SDHC, PATH will be reporting its progress toward accomplishing the objectives it has outlined for the interim housing program. Some of the “outcome focused” objectives PATH will be reporting include:

- Percentage of clients being placed in longer term or permanent housing
- Percentage of clients increasing financial resources
- Number of clients staying in permanent housing for six months or longer



Connections Housing Grand Opening, March 11, 2013

Video - 10:45

## A Veteran Finds a Home: Myron

On February 25, 2013, 11 years of homelessness ended for Myron.

The Vietnam-era, U.S. Army veteran moved into a permanent studio at Connections Housing Downtown that day.

“It’s awesome...I have a sense of security.”

-Myron, Formerly Homeless Army Vet

“I don’t have to worry about my stuff getting stolen off the street,” Myron, 59, said. “I have access to computers to fill out job applications online.”

Myron was able to move into Connections Housing Downtown with the help of a housing voucher provided by SDHC and funded by HUD.

PATH and other service providers at Connections Housing Downtown are helping Myron, a former janitor, look for a job. He recently graduated from trucking school and said his future looks bright now.

“With the Housing Commission being able to lend a helping hand and make sure that things go properly for me and safely for me, I want to thank them because without their help, I would never have made it,” Myron said.



Army Veteran Myron—Connections Housing Resident

## SDHC Partnership Timeline

**Oct. 17, 2007:**  
The vision for a one-stop homeless service center was initiated, with the formation of a Permanent Homeless Shelter Task Force at the San Diego City Council’s Land Use & Housing Committee, chaired by City Councilmember Jim Madaffer.

**Dec. 2, 2008:**  
The San Diego City Council, chaired by Council President Scott Peters, approved a draft request for proposals for site development and operation of a permanent homeless services facility. Under the leadership of President and CEO Richard C. Gentry, the San Diego Housing Commission (SDHC), in collaboration with the former Centre City Development Corporation (now Civic San Diego), was asked to lead the efforts to recommend a solution to address the homelessness problem in downtown San Diego.

**April 3, 2009:**  
SDHC and Centre City Development Corporation issued the request for proposals and organized a nine-member volunteer citizens committee to review the proposals and make a recommendation: SDHC, CCDC, United Way, City of San Diego, County of San Diego, Downtown San Diego Partnership, East Village Community Action Network, Downtown Residents Group, and Corporation for Supportive Housing.

**April 21, 2010:**  
The San Diego City Council’s Land Use & Housing Committee, chaired by Councilmember Todd Gloria, approved the citizens committee recommendation to have the developer team of Affirmed Housing Group and PATH build a permanent homeless services facility. The recommendation was forwarded to the San Diego City Council.

**Oct. 5, 2010:**  
The San Diego City Council, sitting as the Redevelopment Agency and chaired by Council President Ben Hueso, approved the citizens committee recommendation to build the one-stop homeless service facility later named Connections Housing Downtown.

**Feb. 18, 2011:**  
Chaired by Gary Gramling, the Board of Commissioners of SDHC approved a \$2 million loan to the co-developers of Connections Housing Downtown as part of the \$38 million development and rehabilitation costs.

**March 1, 2011:**  
SDHC’s \$2 million loan to Connections Housing Downtown was approved by the San Diego City Council, sitting as the Housing Authority of the City of San Diego, chaired by Council President Tony Young.

**Dec. 8, 2011:**  
SDHC made a commitment to provide 89 federal housing vouchers for 73 permanent residential studio units and 16 special needs emergency units.

**Dec. 7, 2012:**  
SDHC awarded 50 federal Sponsor-Based Vouchers to PATH that will be used to help formerly homeless individuals ready to leave Connections Housing Downtown find housing in the community while they continue to receive supportive services from PATH. (SDHC in 2010 was one of the first public housing agencies in the nation to gain approval from the U.S. Department of Housing and Urban Development to use federal housing vouchers to serve homeless San Diegans.)

**March 11, 2013:**  
The grand opening of Connections Housing Downtown provides 223 housing units; a health clinic operated by Family Health Centers of San Diego; and a multiservice center managed by PATH offers a wide variety of services from 34 on-site community partners.







**Hotel Churchill**  
827 C Street (Downtown San Diego)  
SDHC-owned, 100-year-old former single-room occupancy hotel with 94 units of which 57 must be single-room occupancy for very low-income individuals. SDHC is evaluating options for developing the vacant property as affordable housing. SDHC acquired the property on August 16, 2011 as a result of a foreclosure proceeding for non-compliance of the former owner.

## Beyond Shelters

SDHC and its partners have been working the last three years to create affordable housing for homeless San Diegans.

SDHC invested in a recently completed housing development for veterans by Veterans Village of San Diego and has also committed federal housing vouchers to another apartment development that is under construction called Celadon.

SDHC's combined investment: \$2,232,808.



**Celadon at 9th and Broadway**  
Downtown San Diego  
Developer: BRIDGE Housing Corporation

- 248 affordable housing units
- Must remain affordable for 55 years
- 88 federal Project-Based Housing Vouchers, with an estimated annual value of \$742,808, to support housing for the homeless
- A groundbreaking ceremony was held February 8, 2013
- [Read the SDHC Board Report - November 27, 2012](#)



**Veterans Village of San Diego, Phase Four**  
4141 Pacific Highway – Midway  
Developer: Veterans Village of San Diego, Inc.

- 24 transitional beds for military veterans
- SDHC Investment: \$1.49 million (federal HOME program funds)
- Total Development Cost: \$3.21 million
- Completed: November 30, 2012
- [Read the SDHC Board Report - January 11, 2011](#)



## Planning Ahead: Housing for Homeless San Diegans

SDHC is working closely with Civic San Diego on the creation of a five-year Affordable Housing Master Plan for the City of San Diego. The plan envisions developing 1,041 additional affordable housing units, with 38 percent of them dedicated to providing housing for homeless San Diegans—under review:

### 13th Street and Market Street (East Village)

193 affordable units to replace the single-room occupancy Hotel Metro in the East Village. SDHC owns the land where Hotel Metro is located.

### Atmosphere

4th Avenue and Beech Street (Downtown San Diego)

203 affordable housing units, with 41 set aside for supportive housing for formerly homeless residents or people at risk of homelessness.

### Veterans Village of San Diego, Phase Five

11 transitional housing units that will accommodate 22 homeless veterans of the war in Afghanistan, with counseling and other supportive services provided on-site.





Beyond Shelters

To help homeless San Diegans address issues that may contribute to their homelessness, SDHC is also investing in affordable housing developments that combine housing with supportive services.

There were three developments completed in 2012 with federal, state and local funds. SDHC also awarded federal housing vouchers to Connections Housing Downtown. Housing vouchers are pending for two other housing developments, which were rehabilitated.

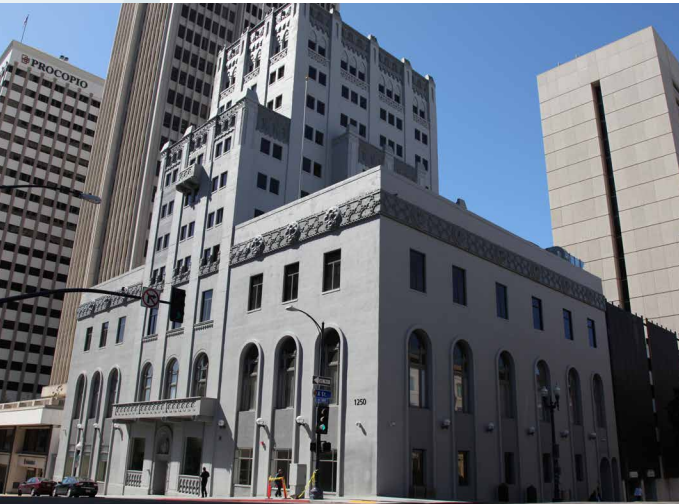
SDHC's combined investment: \$9,064,162



- The Mason**  
**1345 Fifth Avenue – Downtown San Diego**  
**Developer:** Housing Development Partners and SDHC
- 16 supportive housing studios for San Diegans at risk of homelessness
  - Must remain affordable for 55 years
  - SDHC Investment: \$1.69 million (federal HOME program funds, City of San Diego Housing Trust Fund, and Coastal funds)
  - 16 federal Project-Based Housing Vouchers, with an estimated annual value of \$135,056, are pending.
  - Completed: September 28, 2012
  - [Read the SDHC Board Report - November 16, 2010](#)



- Parker-Kier Apartments**  
**2172 Front Street – Banker's Hill**
- SDHC-owned since 1991
  - 34 affordable housing units
  - Must remain affordable for nine more years; 24 units must remain affordable through 2027.
  - SDHC Investment and Total Rehabilitation Cost: \$3,967,211 (federal Community Development Block Grant, HOME program, and California and City of San Diego Housing Trust Fund)
  - 22 federal Project-Based Housing Vouchers, with an estimated annual value of \$185,702, are pending.
  - Completed: August 9, 2012
  - [Read the SDHC Board Report - February 14, 2012](#)



- Connections Housing Downtown**  
**1250 6th Avenue – Downtown San Diego**  
**Developer:** Affirmed Housing Group and People Assisting the Homeless (PATH)
- 73 permanent supportive housing studios
  - 16 emergency housing units for people with special needs
  - SDHC Investment: \$2 million (SDHC and federal HOME program funds)
  - Total Development Cost: \$38 million
  - SDHC has committed 89 federal Project-Based Housing Vouchers, with an estimated annual value of \$728,593, to support housing for homeless people
  - SDHC has committed 50 federal Sponsor-Based Housing Vouchers, with an estimated annual value of \$357,600, to help people who are ready to transition out of Connections Housing Downtown find housing while they continue to receive supportive services
  - Completed: December 28, 2012
  - [Read the SDHC Board Report - March 1, 2011](#)



*The Mason studio apartments for San Diegans at risk of homelessness*



*Connections Housing Downtown permanent studio apartment*





Sponsor-Based Vouchers

As a Moving to Work agency, SDHC on July 1, 2010, became one of the first housing agencies in the nation to receive approval from HUD to use federal Sponsor-Based Vouchers to make housing available for homeless San Diegans.

These housing opportunities are combined with supportive services from nonprofit groups that partner with SDHC. Sponsor-Based Vouchers are awarded for one year, with options to renew for four additional one-year periods.

Sponsor-Based Vouchers are awarded to a nonprofit organization, or “sponsor,” that provides supportive services to homeless San Diegans.

Supportive services provided in tandem with the housing vouchers are intended to meet the individual and often times complex needs of the individual client and can include, medical, mental health, or a combination of one or more of these barriers to independence and quality of life.

Individuals can retain their housing as long as they comply with sponsor requirements.

When, for any reason, the person receiving the rental assistance moves on, the sponsor organization can find another individual to use the housing subsidy.

*Sponsor-Based Vouchers committed by SDHC have an estimated annual value of \$1,845,216*

SDHC renewed its commitments, in December 2012, to the Sponsor-Based Housing Voucher program with a combined total of 258 Sponsor-Based Vouchers, estimated annual value of \$1,845,216.

Read the SDHC Board Reports - December 7, 2012 [Phase 1](#), [Phase 2](#), and [Phase 3](#).

2012 Sponsor-Based Housing Voucher and Commitments		
PROGRAM & DESCRIPTION	TOTAL VOUCHERS AWARDED	ESTIMATED ANNUAL VALUE
<b>Campaign to End Homelessness in Downtown San Diego (Community Research Foundation):</b> Case management and supportive services for homeless individuals identified during a special campaign program conducted September 19-23, 2010.	25	\$178,800
<b>Campaign to End Homelessness in Downtown San Diego (Community Research Foundation):</b> Case management and supportive services for homeless individuals identified during a special campaign program conducted November 13-15, 2012.	35	\$250,320
<b>Campaign to End Homelessness in Downtown San Diego (Mental Health Systems):</b> Case management and supportive services for homeless individuals identified during a special campaign program conducted September 19-23, 2010.	25	\$178,800
<b>Campaign to End Homelessness in Downtown San Diego (Mental Health Systems):</b> Case management and supportive services for homeless individuals identified during a special campaign program conducted November 13-15, 2012.	40	\$286,080
<b>Connections Housing Downtown:</b> Help homeless individuals who have stabilized their lives and are ready to transition out of Connections Housing Downtown find housing in the community while they continue to receive supportive services from People Assisting the Homeless (PATH).	50	\$357,600
<b>Mental Health Systems:</b> Supportive services and permanent housing for homeless individuals	29	\$207,408
<b>St. Vincent de Paul Village:</b> Supportive services and permanent housing for homeless individuals	29	\$207,408
<b>Home Again – Project 25:</b> United Way of San Diego County program operated by St. Vincent de Paul Village to provide permanent housing linked to supportive services for at least 25 chronically homeless people who are among the most frequent users of emergency rooms, hospitals and jails.	25	\$178,800
<b>Total</b>	<b>258</b>	<b>\$1,845,216</b>





SDHC Partnership – United Way of San Diego County

The United Way of San Diego County in December 2010 approached SDHC, seeking help in addressing the problem of chronic homelessness through Project 25.



Fortunately, SDHC was in a position to step in.

[View Fact Sheet Project 25](#)



On July 1, 2010, SDHC became one of the first housing agencies in the nation to receive HUD approval to use federal Sponsor-Based Vouchers to address homelessness in collaboration with nonprofit organizations.

One of the innovative programs using Sponsor-Based Vouchers awarded by SDHC is the United Way of San Diego County’s Project 25, which St. Vincent de Paul Village manages.

Project 25 uses these federal vouchers to provide long-term housing linked to supportive services for at least 25 chronically homeless people. They were among the most frequent users of emergency rooms, hospitals and jails.

St. Vincent de Paul Village operates the program, which has assisted a total of 35 people.

SDHC awarded 25 Sponsor-Based Vouchers to Project 25; the County of San Diego awarded an additional 10 housing subsidies.

Project 25 Results

On April 10, 2012, Project 25 announced preliminary results of the program.

In tracking and compiling the cost of public resources attributable to each person in the program, Project 25 found a steep reduction in total costs just one year into the three-year pilot program:

Additional outcomes:

- Emergency room visits down 77 percent
- Ambulance transports down 72 percent
- In-patient medical stays down 73 percent
- Arrests down 69 percent
- Jail days down 43 percent

April 19, 2013

Project 25 recently revised and updated the cost savings the program has provided.

According to St. Vincent de Paul Village, the 35 people Project 25 has helped cost the community \$4.2 million in 2010. In 2012, the cost to the community was \$2 million.

Including the cost of operating Project 25, the program has saved the city more than \$1.4 million, according to St. Vincent de Paul Village.



James, Army Veteran - Project 25

Video - 0:33

Project 25 Success Story: James

James is one of the formerly homeless San Diegans who has benefited from one of SDHC’s Sponsor-Based Vouchers through Project 25.

The idea that “home is where you hang your hat” is no cliché for James, 48, who was homeless for almost 15 years before the voucher helped him get an apartment.

The hallway of his apartment in downtown San Diego is lined with more than 30 baseball caps—the San Diego Padres and Chargers, NASCAR’s Kyle Busch, Tapout, and “President Obama at Barnard Commencement,” among others. “I change my hats like the weather,” James said. Collecting them “is like a little hobby, it gives me something to do.”

James is now in recovery from alcoholism. His homelessness previously was a costly drain on public resources: 54 ambulance rides, 51 emergency room visits and 34 jail days just in 2010.

Working off a list of the highest users of public services referred to them by law enforcement and hospitals, St. Vincent de Paul Village chose James for Project 25.

Designed to help at least 25 homeless individuals, Project 25 placed 35 chronically homeless people who were among the most frequent users of emergency rooms, hospitals and jails into long-term housing combined with supportive services.

A U.S. Army veteran, James said his apartment gives him stability and a sense of purpose. “I feel like somebody again,” he said. Off the streets, he returned to his love of cooking—lasagna is a personal favorite. He has a closet for his shirts and a place to iron them. He cleans obsessively.

He keeps a regular schedule of appointments with doctors, a case management worker and a life skills coach. He attends AA. With the emergency room visits and jail time behind him, James said he feels like he’s on his way back up.

“I’m advancing. I’m not taking steps backward,” he said. “It’s been tremendous, the difference. And I can’t believe this myself.”

“I feel like somebody again.”  
-James





Project-Based Housing Vouchers

SDHC also uses Project-Based Vouchers to help address homelessness in the City of San Diego and support housing for very low-income San Diegans. Project-Based Vouchers link rental assistance to a specific housing program, including transitional housing. SDHC renewed its commitments, in December 2012, to this program with a combined total of 407 Project-Based Housing Vouchers with an estimated combined annual value of \$3,056,316.

2012 Project-Based Housing Voucher and Commitments				
PROGRAM & DESCRIPTION	NUMBER OF VOUCHERS COMMITTED	ESTIMATED ANNUAL VALUE	FUNDING SOURCE	DATE VOUCHERS AWARDED
Becky's House – YWCA: Transitional living program for victims of domestic violence and their families	2	\$16,882	HUD	February 1, 2002
Take Wing – San Diego Youth Services: Transitional living to break the cycle of homelessness for youth between the ages of 16 and 24	8	\$67,528	HUD	July 1, 2002
Leah's Residence – Catholic Charities: Permanent housing dedicated to people who are homeless and have at least one household member with a special need	9	\$75,969	HUD	July 1, 2005
Townpeople – 34th Street LLC: Homeless adults with HIV/AIDS	9	\$75,969	HUD	September 1, 2009
Stepping Stone of San Diego: Homeless adults with alcohol and substance abuse disorders	6	\$50,646	HUD	January 1, 2010
Potiker: Permanent housing for extremely low-income seniors	36	\$303,876	HUD	February 1, 2010
Alabama Manor: Affordable housing	15	\$126,615	HUD	April 28, 2010
Meade: SDHC-owned affordable housing	29	\$244,789	HUD	April 28, 2010
Santa Margarita: SDHC-owned affordable housing	32	\$270,112	HUD	May 1, 2010
Courtyard: SDHC-owned affordable housing	7	\$59,078	HUD	October 15, 2010
Hotel Sandford: SDHC-owned affordable housing for seniors	39	\$329,199	HUD	November 1, 2010
People Assisting the Homeless (PATH) – Connections Housing Downtown: City-sponsored, one-stop housing and service center for homeless San Diegans	89	\$728,593	HUD	December 8, 2011
Celadon at 9th and Broadway – BRIDGE Housing (Under Construction): Supportive housing units for people who are homeless or at risk of homelessness	88	\$742,808	HUD	August 8, 2011
Parker-Kier Apartments: SDHC-owned affordable housing for homeless San Diegans, which will be combined with supportive services	22	\$185,702	HUD	Pending
The Mason: Affordable housing co-developed by SDHC and its nonprofit affiliate Housing Development Partners for people who are homeless or at risk of homelessness	16	\$135,056	HUD	Pending
Total	407	\$3,412,831	HUD	



Planning Ahead: Additional Project-Based Housing Vouchers

To further its efforts to support housing for homeless San Diegans, SDHC plans to award 300 additional federal Project-Based Housing Vouchers in 2013.





Veterans Village of San Diego courtyard

Supporting Military Veterans

For more than a decade, SDHC has provided financial support to the Veterans Village of San Diego, the region’s largest provider of housing and social services for homeless veterans.

Veterans Village of San Diego is a 501(c)(3) nonprofit corporation organized in 1981 with the mission of providing housing, substance abuse recovery, mental health services, job training, and job placement assistance to homeless veterans in San Diego County.

The organization operates a five-acre Veterans Village campus at 4141 Pacific Highway, where 350 veterans receive help in programs on any given night.

SDHC has provided a total of \$8.7 million in loans to Veterans Village and supported four expansion projects. The most recent, completed in November 2012, is a 24-bed transitional housing facility.

SDHC Loans To VVSD		
Phase 1: 2006	112 beds	\$675,000
Phase 2: 2009	112 beds	\$4,234,526
Phase 3: 2010	96 beds	\$2,300,000
Phase 4: 2011	24 beds	\$1,492,425
TOTAL	344 beds	\$8,701,951

HUD-Veterans Affairs For Supportive Housing (VASH) Vouchers

SDHC also helps homeless veterans rebuild their lives through the HUD-Veterans Affairs for Supportive Housing (VASH) voucher program.

The VASH program combines rental assistance for homeless veterans with case management and clinical services provided by the Veteran’s Administration. SDHC partners with the San Diego Healthcare System of the U.S. Department of Veterans Affairs.

The local VA identifies veterans who qualify for VASH vouchers. SDHC confirms their eligibility and enrolls them in the VASH voucher program.

*The estimated annual value of HUD-VASH vouchers allocated to SDHC is \$4,099,875.*

HUD has allocated 435 VASH vouchers to SDHC.

These vouchers have a combined estimated annual value of \$4,099,875.



100-Day Campaign: Ray

After leaving the U.S. Navy as a boatswain’s mate in 1976, Ray, 57, kept his own home remodeling business going for 31 years. Then he came down with chronic appendicitis, and all at once his life went spiraling downhill.

After nursing him back to health, Ray’s wife developed heart trouble, fell into a coma and died. No longer able to work, he lost his home. He began living out of his van, going from one adult child’s house after the other until he wound up at the San Diego Rescue Mission.

“I was spiritually bankrupt,” he recalls. “I was emotionally drained, financially incapable of doing anything right.”

Just when things were looking their worst, Ray’s name came up for a HUD-Veterans Affairs Supportive Housing (VASH) voucher.

He now lives in an apartment in East San Diego, where his grandchildren come to visit him.

He was among 67 formerly homeless veterans in the City of San Diego who obtained housing with a VASH voucher provided by SDHC during a fast-track, 100-Day Campaign started by the national 100,000 Homes Campaign and Rapid Results Initiative, with support from federal and local agencies.

The 100-Day Campaign’s objective was to accelerate the eligibility screening process for awarding VASH rental assistance, to more quickly connect veterans and landlords.

The County of San Diego Department of Housing and Community Development provided an additional 36 VASH vouchers.



The collaborative effort housed 103 veterans countywide between May 10, 2012, and August 17, 2012, exceeding a goal of 75 set at the outset. [Read the news release.](#)

*“I’m on my way to being whole again.”*  
– Ray, Formerly Homeless Veteran

Veterans who receive VASH rental assistance are not required to have income, but are subject to the same rent portion calculations as typical Housing Choice Voucher (Section 8) participants.

Besides SDHC, partners locally included HUD, the San Diego Healthcare System of the U.S. Department of Veterans Affairs, the County of San Diego Department of Housing and Community Development, the U.S. Interagency Council on Homelessness, the United Way of San Diego County, and the Regional Continuum of Care Council of San Diego.

Veterans receiving rental assistance through VASH also receive supportive services such as medical treatment and drug and alcohol counseling, if needed.

“I’m on my way to being whole again,” said Ray, who enrolled in a truck-driving school. “When I was out there at the Rescue Mission, I wasn’t comfortable with myself because I didn’t have a place to call my home. (Now) I can sit down on my couch, open my refrigerator, watch my TV, and it’s really a blessing.”





# City of San Diego's Emergency Shelter Programs

## Adult Shelter

The homeless men and women who fill San Diego's two biggest emergency shelters for adults and veterans aren't asking for much—just a few of life's most basic necessities that most people take for granted.

"Just to stay out of the rain," said Toni, originally from Imperial Beach and the mother of two grown children.

She had been homeless for about 10 years as she prepared for the opening of the downtown Single Adult Homeless Emergency Shelter at 16th Street and Newton Avenue on November 23, 2012—the day after Thanksgiving.

The shelters traditionally have been open when temperatures are coldest, during the winter months.

For the last three years, SDHC has administered the City of San Diego's Single Adult Homeless Emergency Shelter. The emergency shelter has provided 220 beds



City of San Diego's Emergency Adult Shelter Opened November 23, 2012

Video - 2:53

per night from November through April. In addition to the 220 beds, the shelter also offers health care, mental health and substance abuse counseling.

SDHC contracts with Alpha Project to run the shelter's day-to-day operations.

In 2012, the adult shelter served 783 people.

On March 11, 2013, the San Diego City Council approved Mayor Bob Filner's request for additional funding to keep the shelter open through June 30, 2013.

The contribution provided enough funding to cover more than half of the operating costs for the shelter, which SDHC administers for the city.

Affirmed Housing Group, the developer of the city-sponsored one-stop housing and services facility, reached out to the health care provider to request the gift. UnitedHealthcare also worked with Affirmed Housing Group's investment partner, Enterprise Community Investment Inc., to provide the contribution.

The gift was part of UnitedHealthcare's Affordable Housing Investment Program, which helps provide critical financing for affordable-housing projects in targeted communities throughout the United States.

UnitedHealthcare is a major partner in addressing homelessness. It worked with Enterprise Community Investment, Inc., to provide \$15.1 million in Low Income Housing Tax Credit (LIHTC) equity to help finance and build Connections Housing Downtown, the one-stop housing and services facility for homeless San Diegans. [Read the news release.](#)

## A Special Gift - UnitedHealthcare



Tony Lonigro, Southwest Region CEO for UnitedHealthcare Military and Veterans, presents check for \$250,000 to Mayor Bob Filner and Council President Todd Gloria.

Three days before Thanksgiving, UnitedHealthcare gave homeless men and women in San Diego a reason to be thankful.

UnitedHealthcare presented a \$250,000 gift to the City of San Diego and SDHC to fund the downtown Emergency Shelter for adult men and women.

## Veterans Shelter

SDHC also administers the City of San Diego's Homeless Veterans Emergency Shelter in the Midway district. It is operated by Veterans Village of San Diego. The veterans emergency shelter serves 150 men and women per night.

In 2012, the shelter served a total of 381 veterans.

Thomas, 60, a U.S. Navy veteran who served in Vietnam, came to the veterans shelter when it opened December 7, 2012, to get out of the cold and the rain.

He said he hoped the shelter might be able to help him get into some kind of more permanent housing.

[Watch our SDHC YouTube Video](#)

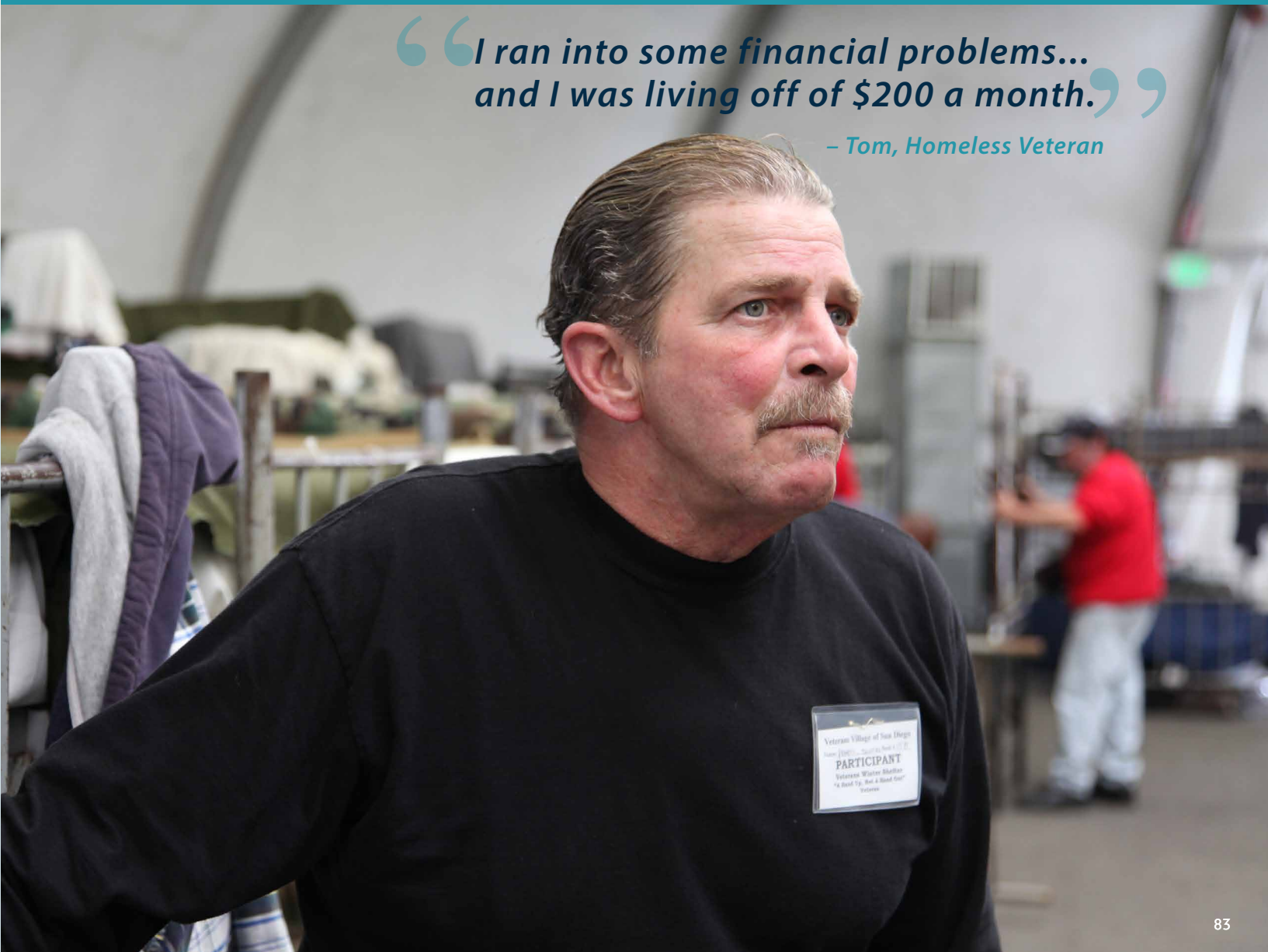
"I have a nonservice-connected disability, and I only get about \$1,026, and it's kind of hard to live on that," Powers said. "I ran into some financial problems as far as, you know, car payments, insurance, rent, and I was living off of \$200 a month."

In addition to providing a warm, safe place to sleep during the region's coldest and wettest months, both emergency shelters offer meals, medical services and additional assistance to help homeless San Diegans become more self-sufficient, including help finding housing.

On April 23, 2013, at the request of Mayor Bob Filner, the San Diego City Council approved additional funding to keep the veterans shelter open through July 7, 2013.

"I ran into some financial problems... and I was living off of \$200 a month."

— Tom, Homeless Veteran







Neil Good Day Center

Being homeless means not having a street address to receive mail, a shower to freshen up, a washing machine or a place to take refuge from the hustle and bustle of city streets.



The city-owned Neil Good Day Center, at 299 17th Street in East Village, fills all of those needs along with case management, medical and counseling services, legal assistance, a computer lab, free storage for belongings and more.

SDHC administers the Neil Good Day Center on behalf of the City of San Diego, contracting with the Alpha Project to manage day-to-day operations at a cost of \$500,000.

The Neil Good Day Center served 3,158 homeless individuals in 2012.

Hotel/Motel Family Voucher Program

Families unable to find shelter elsewhere can receive a reprieve from homelessness by applying for emergency hotel/motel vouchers through the County of San Diego’s Family Hotel/Motel Voucher Program.



SDHC contributed \$96,916 to the program.

The Hotel/Motel Voucher Program provided vouchers and case management services to 132 families within the City of San Diego in 2012, with the goal of helping them find stable, long-term housing.

Cortez Hill Family Center

Homeless parents and their children find temporary housing and help getting their lives back on track at the City of San Diego’s year-round family shelter program, Cortez Hill Family Center. The center assisted 150 families in 2012.



SDHC administers the city’s contract with the YWCA and the \$750,000 required to operate the family shelter.

The family shelter provides transitional housing for about 150 homeless families throughout the year—with up to 45 homeless families receiving assistance on any given night.

The Cortez Hill Family Center also helps families become financially stable and obtain permanent housing.

Committed Funding for the City’s Homeless Shelter Services  
(July 1, 2012, - June 30, 2013)

PROGRAM	CDBG	ESG	SDHC	CITY GENERAL FUND	UNITED HEALTHCARE	TOTAL
Adult Emergency Shelter (*w/ 90-day extension)	0	\$85,000	\$282,000	*\$300,000	\$250,000	\$917,000
Veterans Emergency Shelter (*w/ 90 day extension)	\$235,069	\$80,000	\$40,000	*\$220,500	0	\$575,569
PATH - Connections Housing Downtown	\$276,000	\$126,000	\$40,000	0	0	\$442,000
Neil Good Day Center	0	0	0	\$500,000	0	\$500,000
Cortez Hill Family Center	\$187,184	\$362,816	\$200,000	0	0	\$750,000
TOTAL	\$698,253	\$653,816	\$562,000	\$1,020,500	\$250,000	\$3,184,569



Planning Ahead: Homeless Advisory Committee

To strengthen the collaboration among nonprofit organizations, business leaders and agencies working on solutions to homelessness, SDHC in 2012 formed a Downtown Homeless Advisory Committee.

The group held its first meeting September 18, 2012, and intends to continue to meet on at least a quarterly basis.

The Committee has advised SDHC on several reports it has provided to the City including potential locations for another permanent housing and services facility for the homeless as well as a comparative analysis of the homeless population between San Diego and other large cities. The Committee has provided programmatic feedback on the Sponsor-Based Voucher program and have also participated in the Request For Proposal review and selection committees.





### Homelessness Prevention And Rapid Re-Housing Program

In 2009, HUD launched the Homelessness Prevention and Rapid Re-Housing Program (HPRP).

The three-year federal program provided financial assistance and services for individuals and families who had become homeless or were in danger of becoming homeless during the economic recession that began in 2008.

The City of San Diego received \$5.753 million, to be administered by SDHC. The funding helped families pay security deposits and back rent and provided rent subsidies for up to 12 months per family.

By the time the program wrapped up in 2012, it had assisted 2,156 people—763 individuals and 549 families who were either in danger of becoming homeless or were actually homeless.

SDHC administered \$1,446,896 in HPRP funds in 2012.

Today, the activities of the Homelessness Prevention and Rapid Re-Housing Program are part of HUD's Emergency Solutions Grant Program, which also supports outreach to and shelters for homeless individuals and families.

SDHC administers Emergency Solutions Grant funds for the City of San Diego.

Federal HPRP Program Funding 2009-2012			
	HOMELESSNESS PREVENTION	ASSISTANCE FOR HOMELESSSANDIEGANS	TOTAL
Relocation and Stabilization (case management, legal aid, credit repair, etc.)	\$384,872	\$952,744	\$1,337,616
Financial Assistance (rent arrears, security deposits, utility deposits and arrears, moving expenses, etc.)	\$1,475,010	\$2,766,408	\$4,241,418
Administration			\$174,362
Total			\$5,753,396

### Regional Continuum of Care Council

SDHC is one of the lead organizations for the Regional Continuum of Care Council (RCCC), a regional conduit that coordinates the Continuum of Care (CoC) homeless assistance funding from HUD.

As an umbrella organization, RCCC complies with HUD's desire for a coordinated, regional approach to addressing homelessness and its underlying causes.

CoC directed \$15,618,830 in 2012—\$10,034,865 for the City of San Diego and \$5,583,965 for the County of San Diego.

These CoC funds supported 52 projects countywide, which provide a total of approximately 1,800 beds in the city and county.



Villa Harvey Mandel Apts.

In its 15-year history, CoC has brought \$165,685,896 to the San Diego region.

In addition seven organizations received CoC funding for Shelter Plus Care programs that provide rental assistance when combined with social services for homeless people with disabilities and their families. These organizations provided at a minimum 225 additional beds in the City of San Diego.

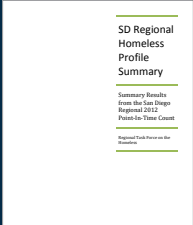
2012 Continuum of Care Funds for Shelter Plus Care Programs Administered by SDHC		
ORGANIZATION	PROGRAM DESCRIPTION	AMOUNT
St. Vincent de Paul: Village Place and Villa Harvey Mandel Apts.	HIV/AIDS, serious mental illness	\$460,357
Karibu Center for Social Support & Education	HIV/AIDS	\$280,334
Pathfinders: Streamview and Delta	Serious mental illness and substance abuse	\$217,900
The Association for Community Housing Solutions: PRISM Apts., The Cove Apts., Del Mar Apts., Beta Apts.	Chronically homeless with serious mental illness	\$731,188
Townpeople: 34th Street Apts.	Chronically homeless with serious mental illness or HIV/AIDS	\$216,896
Mental Health Systems	Chronically homeless with serious mental illness	\$32,150
South Bay Community Services: La Posada Apts.	HIV/AIDS	\$104,088
Administration		\$86,936
Total		\$2,034,848

### Homeless Management Information System

To better understand the characteristics of San Diego's homeless residents and how homelessness locally compares with other large cities and national trends, SDHC provided funding to help the ongoing operation of the community's Homeless Management Information System, managed by the Regional Task Force on the Homeless.

With this data, the task force produces an Annual Homeless Assessment report that provides invaluable data about homelessness.

This kind of data collection and analysis will allow the community and service providers to better analyze the effectiveness of current programs and plan for the future.



View Report  
San Diego  
Regional  
Homeless Profile  
Summary 2012







### Transitional Housing Programs

The City of San Diego’s Housing Trust Fund (HTF), administered by SDHC, supports 16 transitional housing programs.

Money in the Housing Trust Fund includes commercial development linkage fees paid to the City of San Diego.

SDHC directed \$1,084,020 in 2012 toward these transitional housing programs, which nonprofit agencies operate.

These programs provide temporary housing and services for more than 400 households who need support to get back on their feet, find employment and find housing they can afford. Most of the programs allow families to reside up to two years and to become financially self-sufficient.

2012 Transitional Housing Programs			
PROGRAM	DESCRIPTION	AMOUNT	SOURCE
ECS Downtown Safe Haven	Mentally Ill	\$20,817	HTF
ECS Julian's Hope	Families-Domestic Violence	\$15,476	HTF
ECS Uptown Safe Haven	Mentally Ill	\$24,964	HTF
MHS Serial Inebriate Program	Adults	\$60,026	HTF and SDHC
The Salvation Army STEPS	Men	\$81,842	HTF
The Salvation Army Transitional Living Center	Families	\$38,193	HTF
San Diego Second Chance	Adults	\$74,331	HTF
San Diego Youth Services, Foster Care Graduate Housing	Foster Care Graduates	\$39,520	HTF
St. Vincent de Paul, Family Living	Families	\$110,685	HTF
St. Vincent de Paul, Fresh Start	Men	\$98,867	HTF
St. Vincent de Paul, STEP	Women	\$63,051	HTF
YMCA, Turning Point	Youth	\$24,553	HTF
YWCA Becky's House	Families-Domestic Violence	\$110,808	HTF
YWCA Becky's House III	Families-Domestic Violence	\$25,278	HTF
YWCA Cortez Hill Family Center	Families	\$218,246	HTF
YWCA Passages	Women	\$77,363	HTF
Total		\$1,084,020	



### Homeless Storage Check-In Center

Looking for a job, going to work, attending classes or meeting with a service provider or doctor are especially challenging tasks for homeless San Diegans who have no place to store their belongings.

The Homeless Storage Check-in Center in downtown San Diego gives homeless individuals a way to overcome that obstacle.

SDHC administers funding from the City of San Diego to maintain the storage center, which provides space for 350 homeless people to temporarily store their belongings, helping to keep those items off city streets, sidewalks and storefronts.

On January 31, 2012, the San Diego City Council approved spending \$45,000 from the city’s Community Projects, Programs and Services budget for the administration and operation of the storage center.

*The center provides storage space for 350 homeless people*

As the contract administrator for the storage center, SDHC asked the San Diego City Council for additional funding to keep the center operational near the end of 2012.

The San Diego City Council on November 27, 2012, approved up to \$39,000 in additional spending to fund the storage center, which is run by Girls Think Tank, an organization dedicated to protecting basic dignity for homeless individuals.

Girls Think Tank kept the storage center operating without interruption and recently found a temporary new location, donated by Father Joe’s Villages.

Girl’s Think Tank is raising money and seeking a location for a permanent home for the facility.



*Homeless Storage Check-In Center provides space for homeless people to temporarily store their belongings*





Video - 3:06

SDHC was the lead organizer of the 2012 6th annual Project Homeless Connect, which served 941 homeless San Diegans.

Project Homeless Connect

SDHC serves as the lead organizer for Project Homeless Connect, a one-day, communitywide resource fair that connects homeless San Diegans with free clothing, food, dental exams, flu shots, medical screenings, haircuts and more.

Rickie, 58, received his first haircut in three months, some clothing and a medical screening at the sixth annual Project Homeless Connect, held January 11, 2012, at Golden Hall in downtown San Diego.

“Getting a job isn’t as simple as it used to be,” said Rickie, a former school bus driver living on the streets. “I’m fully trained as a school bus driver, heavy equipment operator and machinist, but I haven’t been able to get anything close to a job.”

Rickie was one of 941 people—including 112 families with children—served at Project Homeless Connect in 2012.

“It’s been really positive today,” said Denissa, who had been homeless for two weeks, as she wiped tears from her eyes at Project Homeless Connect. “I’m really thankful for this.”

“Getting a job isn’t as simple as it used to be.”  
– Rickie, Homeless San Diegan

More than 420 volunteers and 72 service providers participated.

SDHC has been lead organizer of the event since 2010, providing financial support and volunteer recruitment through its website. SDHC provided \$10,912 toward Project Homeless Connect in 2012.

- Major organizing partners are:
- Interfaith Shelter Network
  - Family Health Centers of San Diego
  - St. Vincent de Paul Village

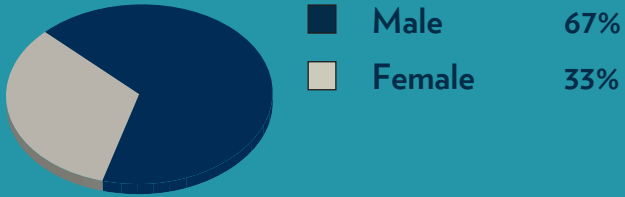


[View Report 2012 Project Homeless Connect](#)

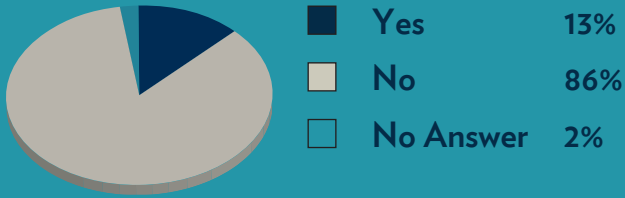
Snapshot of Project Homeless Connect Participants

A survey at the 2012 Project Homeless Connect provided a snapshot of homeless San Diegans who sought help at the event.

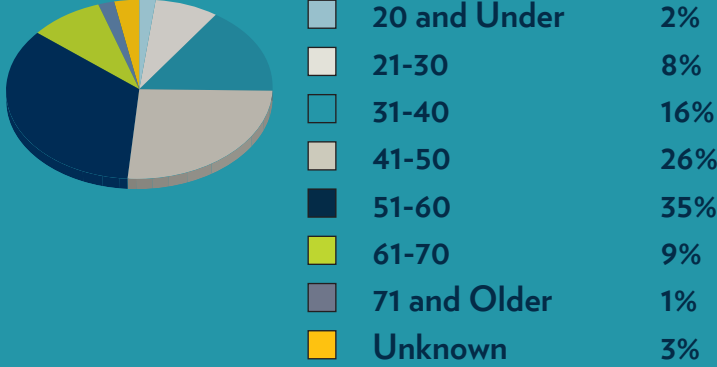
Gender



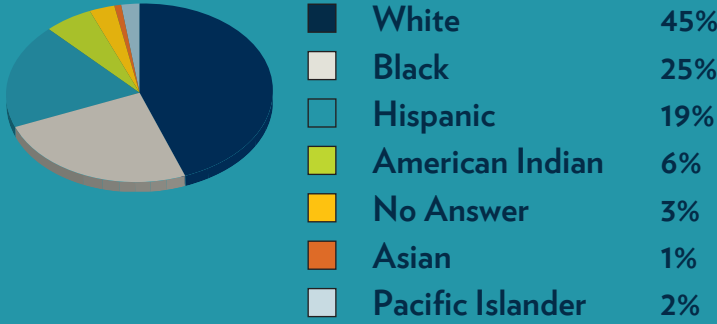
Veterans



Age



Race







“I’m very thankful for what’s provided here today.”  
– Roscoe, Homeless San Diegan



2012 Project Homeless Connect Partners

Community Partners

- 2-1-1 San Diego
- Alcoholics Anonymous San Diego County
- Alpha Project
- Amikas - Programs for the Homeless
- Bellus Academy of Hair Design
- Broussard Connections Inc.
- California Department of Social Services - Disability Determination Service Division
- California Hair Design
- Catholic Charities Diocese of San Diego
- Center for Justice & Social Compassion Homeless Law ID Program
- Chaplain George Barnes
- Children’s Advocacy Institute
- City of Refuge
- Consumer Center for Health Education & Advocacy
- County of San Diego - Health and Human Services Agency (HHSA)
- HHSA - Homeless Services Team
- HHSA - County Mental Health Services
- HHSA - County Medical Services
- HHSA - Homeless Outreach Team
- Community Research Foundation (CRF)
- CRF Intensive Mobile Psychosocial Assertive Community Treatment (IMPACT)
- CRF Heartland Center
- Douglas Young Center - Mental Health Services
- Downtown Impact
- Dreams for Change - Safe Parking Lot & Referral Services
- East County Mental Health
- East County Transitional Living Center
- Episcopal Community Services - Friend to Friend
- Employee Rights Center
- Father Joe’s Villages
- Heritage Clinic for Senior Services
- House of Hope
- Housing Opportunities Collaborative
- Kaiser Permanente Nurses
- Kaplan Nursing College Program
- Kindred Hospital Nurses
- Law Firm of Mitchell Drasco
- Legal Aid Society of San Diego
- McAlister Institute/ HOPE Homeless Program
- Mental Health Systems (MHS)
- MHS - Center Star Assertive Community Treatment (ACT)
- MHS - Club Vet
- MHS - Providence Place
- MHS - Serial Inebriate Program
- Neighborhood House Association
- People Assisting the Homeless
- Recovery Innovations of CA
- Regional Task Force on the Homeless
- San Diego County Dental Society
- San Diego County Office of Education
- San Diego Humane Society
- San Diego Rescue Mission
- San Diego Unified School District
- San Diego Youth Services Storefront
- San Ysidro High School
- Second Chance
- Senior Community Center
- Sister Carmel Pastoral Care
- State of California - Employment Development Department (EDD)
- EDD South County Career Center
- EDD Local Veterans Employment
- Social Advocates for Youth (SAY) San Diego - Project COMPASS
- The Association for Community Housing Solutions (TACHS)
- The Palavra Tree, Inc. - Substance Abuse Recovery
- The Salvation Army
- Townspeople - Housing Referrals Services
- UCSD Bridges to Recovery
- U.S. Department of Housing & Urban Development
- U.S. Department of Veterans Affairs - San Diego Regional Office
- U.S. Department of Veterans Affairs - Healthcare for Homeless Veterans
- U.S. Social Security Administration
- Veterans Community Services - Community Catalysts of California
- Veterans Village of San Diego - CA Operation Welcome Home
- Vista Hill - Bridges Adult Intensive Outpatient Program
- Volunteers of America – Carlton G. Luhman Center
- Way Back, Inc. - Substance Abuse Recovery
- YWCA

Large Donations

- |  |  |   |
|--|--|---|
| <b>Food</b> <ul style="list-style-type: none"><li>• David Ross “The Waterman” - water and snacks</li><li>• David DeWitt / City of Refuge – hundreds of snacks, drinks and coffee</li><li>• Einstein Brothers, San Carlos – 20 dozen bagels and cream cheese</li><li>• San Diego Rescue Mission - dessert and beverages</li><li>• Souplantation, La Mesa – 300 muffins</li><li>• St. Vincent de Paul Village – hot lunch for 700 participants</li></ul> | <b>Toiletries</b> <ul style="list-style-type: none"><li>• Dr. David Brockett DDS - toothbrushes, toothpaste, &amp; mouth wash</li><li>• Dr. Kriston Gallipeau DDS - toothbrushes, toothpaste, &amp; mouth wash</li><li>• Howard Everett - toiletries</li><li>• Jack Elmore - toiletries</li><li>• Professional Convention Management Association (PCMA) – 300 toiletry kits</li><li>• ResMed – 300 toiletry bags</li><li>• Taylor Sports - hand/body warmers</li></ul> | <b>Clothing</b> <ul style="list-style-type: none"><li>• Centerplate Merchandise at Qualcomm Stadium – 600 new t-shirts, sweatshirts &amp; hats</li><li>• Gold Diggers – 700 pairs of new socks</li><li>• Anonymous – 100 pairs of new jeans</li></ul> <b>Donation</b> <ul style="list-style-type: none"><li>• Douglas and Gloria Rumberger Foundation - \$2,000 grant</li><li>• Pets Are Wonderful Support (PAWS) – 400 lbs. of dog food for pets of homeless San Diegans</li></ul> |
|--|--|---|

Media Partner



The Housing Innovations Department of the San Diego Housing Commission prepared the 2012 Project Homeless Connect Report and Data Analysis.





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# Finance







STATEMENT OF NET ASSETS - FISCAL YEAR 2012			
ASSETS	June 30, 2012		June 30, 2011
	Primary Government	Component Units *	Primary Government
<b>Current assets</b>			
Cash and cash equivalents	\$8,003,699	\$1,547,228	\$4,467,121
Restricted cash and cash equivalents	3,664,952	454,123	4,424,927
Short-term investments	53,438,553	-	90,231,950
Accounts receivable - tenants, net	348,156	-	238,993
Accounts receivable - funding sources	6,181,230	-	4,271,623
Accounts receivable - other	1,328,699	373,501	1,665,972
Notes and mortgages receivable, current portion	491,424	-	595,854
Accrued interest receivable - investments	143,710	-	84,261
Inventories	-	-	-
Prepaid items and other assets	759,113	35,688	566,950
<b>Total current assets</b>	<b>74,359,536</b>	<b>2,410,540</b>	<b>106,547,652</b>
<b>Noncurrent assets</b>			
Long-term investments	60,931,512	-	34,771,909
Accrued interest receivable - notes and mortgages receivable	27,115,294	-	24,649,402
Notes and mortgages receivable, net of allowance for loan losses	229,481,197	-	221,675,042
Accounts receivable - other, net	-	309,417	-
Investment in partnerships	-	22,461	-
Other assets, net of amortization	2,239,688	977,684	2,057,103
Capital assets not being depreciated	70,394,663	3,156,453	60,906,750
Capital assets, net of accumulated depreciation	87,496,653	6,947,750	91,106,148
<b>Total noncurrent assets</b>	<b>477,659,007</b>	<b>11,413,765</b>	<b>435,166,354</b>
<b>Total assets</b>	<b>\$552,018,543</b>	<b>\$13,824,305</b>	<b>\$541,714,006</b>
<b>LIABILITIES</b>			
<b>Current liabilities</b>			
Accounts payable	\$3,669,458	\$129,376	\$2,034,339
Accounts payable - funding sources	596,439	-	747,909
Accrued payroll and benefits	1,194,517	-	741,648
Accrued compensated absences	1,594,188	-	1,529,346
Accrued interest payable	552,053	24,046	574,187
Notes payable, current portion	1,571,717	88,183	23,696,969
Fair market value of interest rate swap	-	-	417,304
Deposits payable	1,675,291	46,646	1,321,111
Deferred revenue	1,839,933	13,119	3,458,719
Other current liabilities	345,594	-	443,654
<b>Total current liabilities</b>	<b>13,039,190</b>	<b>301,370</b>	<b>34,965,186</b>
<b>Noncurrent liabilities</b>			
Notes payable, net of current portion	115,754,385	9,754,117	101,624,971
Other liabilities	530,492	1,624,938	609,204
<b>Total noncurrent liabilities</b>	<b>116,284,877</b>	<b>11,379,055</b>	<b>102,234,175</b>
<b>Total liabilities</b>	<b>129,324,067</b>	<b>11,680,425</b>	<b>137,199,361</b>
<b>NET ASSETS</b>			
Invested in capital assets, net of related debt	54,768,792	-	\$43,092,084
Restricted	142,430,835	-	137,161,661
Unrestricted	225,494,849	2,143,880	224,260,900
<b>Total net assets</b>	<b>422,694,476</b>	<b>2,143,880</b>	<b>\$404,514,645</b>
<b>Total Fund Balance</b>	<b>\$552,018,543</b>	<b>\$13,824,305</b>	<b>\$541,714,006</b>

\* Housing Development Partners of San Diego (HDP) is included in SDHC financials as discretely presented component units effective July 1, 2011

U.S. Department of Housing and Urban Development  
2012 San Diego Area Median Income:  
\$75,900

\*Income Limits 80% and Below are Based on HUD Formula Income  
Limits Adjusted for High Housing Cost Area

Family Size	Extremely Low Income	Very Low Income		
	30% Income	35% Income	40% Income	50% Income
ONE	\$16,900	\$19,650	\$22,450	\$28,150
TWO	\$19,300	\$22,500	\$25,700	\$32,150
THREE	\$21,700	\$25,300	\$28,900	\$36,150
FOUR	\$24,100	\$28,100	\$32,100	\$40,150
FIVE	\$26,050	\$30,350	\$34,650	\$43,400
SIX	\$28,000	\$32,600	\$37,250	\$46,600
SEVEN	\$29,900	\$34,850	\$39,800	\$49,800
EIGHT	\$31,850	\$37,100	\$42,350	\$53,000

Family Size	Low Income			
	60% Income	65% Income	70% Income	80% Income
ONE	\$33,780	\$36,550	\$39,350	\$45,000
TWO	\$38,580	\$41,750	\$44,950	\$51,400
THREE	\$43,380	\$47,000	\$50,600	\$57,850
FOUR	\$48,180	\$52,200	\$56,200	\$64,250
FIVE	\$52,080	\$56,400	\$60,700	\$69,400
SIX	\$55,920	\$60,550	\$65,200	\$74,550
SEVEN	\$59,760	\$64,750	\$69,700	\$79,700
EIGHT	\$63,600	\$68,900	\$74,200	\$84,850

Family Size	Moderate Income	Moderate Income	Moderate Income	Moderate Income
	90% Income	100% Income	110% Income	120% Income
ONE	\$47,800	\$53,150	\$58,450	\$58,450
TWO	\$54,650	\$60,700	\$66,800	\$72,900
THREE	\$61,450	\$68,300	\$75,150	\$82,000
FOUR	\$68,300	\$75,900	\$83,500	\$91,100
FIVE	\$73,750	\$81,950	\$90,200	\$98,400
SIX	\$79,250	\$88,050	\$96,850	\$105,700
SEVEN	\$84,700	\$94,100	\$103,550	\$112,950
EIGHT	\$90,150	\$100,200	\$110,200	\$120,250

Effective 12/1/2011

Updated 12/19/2011





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Appendix



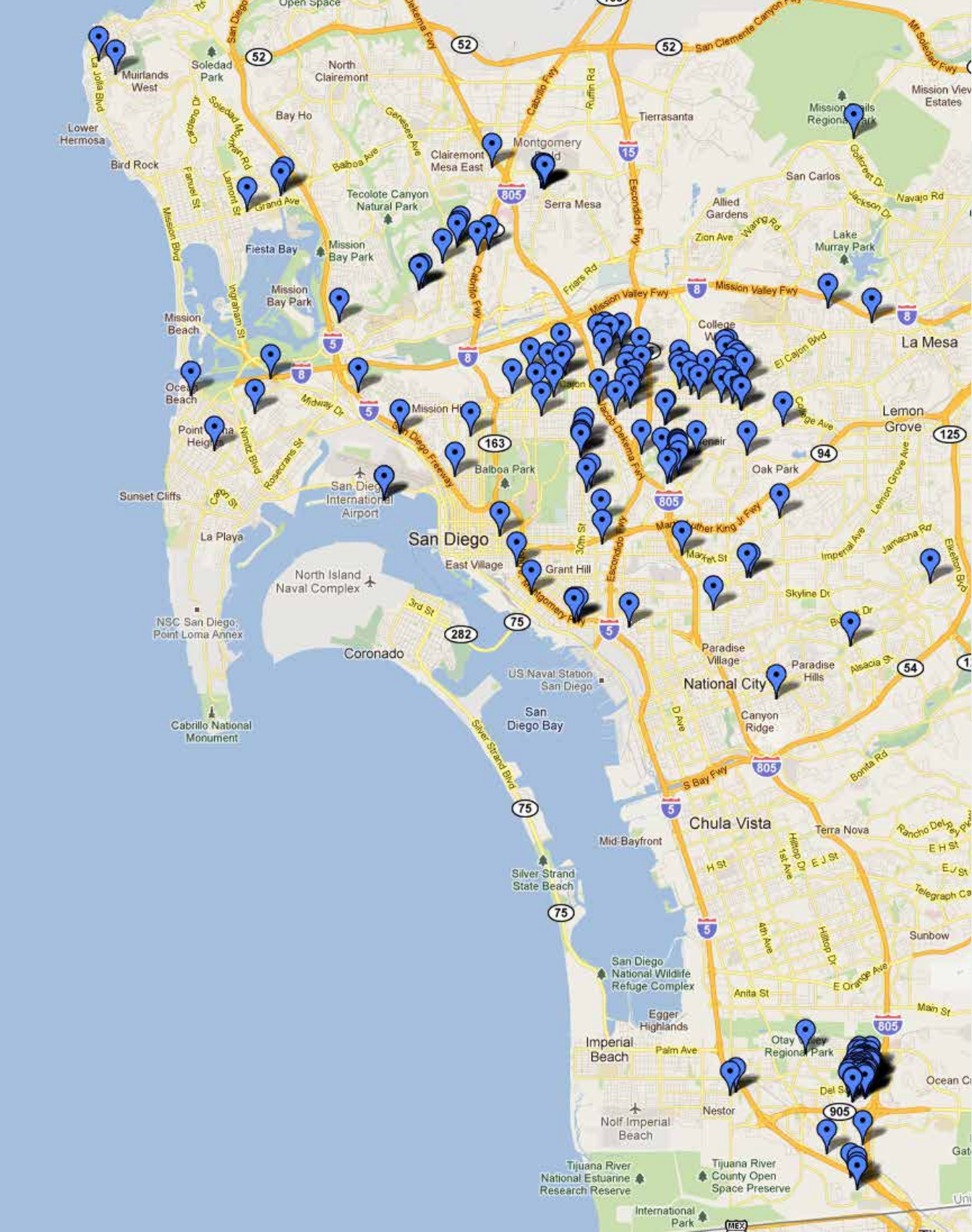


Former Public Housing Units - Now SDHC-Owned

	Address	No. Units	Zip
1	1st Ave (3501)	22	92103
2	Eastman St (7105-7120)	36	92111
3	Fulton St (7526-80)	31	92111
4	Genesee Ave (2615-2665)	11	92111
5	Levant St (7085-7095)	14	92111
6	Maryland St (4131)	24	92103
7	Belden St (7705-7795)	243	92111
8	33rd St (4541) #1-8	8	92116
9	Alaquinas Dr 2005-2065	66	92173
10	Arey Dr 4123	1	92154
11	Averil Rd 121-125	14	92173
12	Darwin Way 4314	1	92154
13	Ebersole Dr 4334	1	92154
14	Enero St 4181	1	92154
15	Ilexey Ave 1170	1	92154
16	Ilexey Ave 1366	1	92154
17	Kimsue Way 4230	1	92154
18	Kostner Dr 1255	1	92154
19	Layala Ct 4259	1	92154
20	Layla Ct 4276	1	92154
21	Layla Way 4256	1	92154
22	Layla Way 4269	1	92154
23	Layla Way 4274	1	92154
24	Marcia Ct 4339	1	92154
25	Marcwade Dr 4074	1	92154
26	Marcwade Dr 4150	1	92154
27	Marcwade Dr 4186	1	92154
28	Marcwade Dr 4293	1	92154
29	Marge Way 4331	1	92154
30	Marge Way 4334	1	92154
31	Nevin St 1152	1	92154
32	Peterlynn Ct 4034	1	92154
33	Peterlynn Dr 1232	1	92154
34	Peterlynn Dr 1327	1	92154
35	Peterlynn Dr 1405	1	92154
36	Peterlynn Dr 1506	1	92154
37	Peterlynn Dr 1530	1	92154
38	Peterlynn Way 4024	1	92154
39	Ransom St 1128	1	92154
40	Ransom St 1145	1	92154
41	Ransom St 1169	1	92154
42	Stu Ct 4233	1	92154
43	Twining Ave 1041	1	92154
44	Twining Ave 1144	1	92154
45	Twining Ave 1250	1	92154
46	Twining Ave 1317	1	92154
47	30th St 2932	5	92104
48	30th St 3012	5	92104
49	30th St 3030	5	92104
50	30th St 3217	5	92104
51	37th St 4164 #1-8	8	92105
52	42nd St 3617-3619	4	92105
53	A St 3280	2	92102
54	Boston Ave 2883	5	92113
55	Boston Ave 2955	5	92113
56	Cherokee 4054-4060 1/2	8	92104
57	Cherokee Ave 3850	5	92104
58	Grim Ave 3350-56 1/2	8	92104
59	Hawthorn St 3081-3083	4	92104
60	Highland Ave 4416 #1-8	8	92115
61	Ivy St 3125	5	92104
62	Oregon St 4352 #1-8	8	92104
63	Market St 4451-4459	20	92102
64	Swift Ave 3755-57	4	92104
65	Van Dyke 3630-32	4	92105
66	Wilson Ave 4043	5	92104
67	33rd St. (4751)	8	92116
68	38th St (4575-79)	8	92116
69	Figueroa Ave (2701-2711)	6	92109
70	Glenhaven St (8637-8643)	4	92123
71	Glenhaven St (8649-8655)	4	92123
72	Glenhaven St (8661-8667)	4	92123

	Address	No. Units	Zip
73	Glenhaven St (8701-8707)	4	92123
74	Grand Ave (2045-2049)	6	92109
75	Hamilton St (4637-4643 1/2)	8	92116
76	Hornblend St (2644)	5	92109
77	Hurlbut St (8714-8720)	4	92123
78	Hurlbut St (8726-8732)	4	92123
79	Muir Ave 5071-5077 1/2	8	92107
80	Naples St (4890)	4	92110
81	Pulitzer Place (4055-4083)	50	92122
82	34th St (4720-22)	3	92116
83	35th St (4756-58)	4	92116
84	36th St 4254	5	92104
85	38th St 4343	5	92105
86	Alabama St (3755-3761)	8	92104
87	Cardinal Rd (2766)	2	92123
88	E. Jewett St (2326-2332)	4	92111
89	El Camino Real (12643-87)	45	92130
90	Florida St (4081-4087 1/2)	8	92104
91	Golfcrest Dr (7891-7899)	9	92119
92	Louisiana St (4381-4387)	8	92104
93	Mira Mesa Blvd (8792-8816)	10	92123
94	Tait St (6511-6517)	4	92111
95	39th St 3010 #A-B	2	92105
96	44th St 2628-2630	8	92105
97	44th St 2716-2718	4	92105
98	44th St 2734-2736	4	92105
99	44th St 4225 #1-6	6	92115
100	45th St 4261 #1-6	6	92115
101	47th St 4078 #A-D	4	92105
102	48th St 4286-4292	4	92115
103	Altadena Ave 4164	6	92105
104	Altadena Ave 4207-4209	2	92115
105	Chamone Ave 4147-4157	6	92105
106	Fairmount Ave 2477-2477 1/2 / 2479-2481	4	92105
107	Georgia St (4450-4456 1/2)	8	92116
108	Juniper St 4205-4215	20	92105
109	Juniper St 4273-4283	24	92154
110	Maple St 4390	6	92105
111	Oakcrest Dr 4050-4056	4	92105
112	Poplar St 4180-4182	9	92105
113	Arizona St (4080)	4	92104
114	Bancroft St (3974-3984)	14	92104
115	Hollister St 1351-1359	20	92154
116	Sycamore Rd 281-289	24	92173
117	Sycamore Rd 391-417	41	92173
118	Sycamore Rd 402-412	24	92173
119	32nd St (4729)	5	92104
120	33rd St (4632)	5	92116
121	Calle Primera 178-190	70	92173
122	Grove Ave 2381-2389	41	92154
123	51st St 4566	5	92115
124	54th St 3051	7	92105
125	Altadena Ave 4479-4481	8	92115
126	Altadena Ave 4560	8	92115
127	Cherokee Ave 4360	5	92104
128	Meade Ave (2727-2729) 2739-2745	6	92116
129	Meade Ave 5316	30	92116
130	Noeline Ave 8505	1	92114
131	Old Memory Lane 5974	1	92114
132	Rachael Ave 2325	3	92139
133	Rex Ave 5326-5328	4	92105
134	Rex Ave 5330-5332 1/2	4	92105
135	Santa Margarita St 5359-5389	32	92114
136	Saranac St (7281-89)	7	92115
137	Streamview Dr 5955 #1-4	4	92105
		1370	Total Units
		4	Units not part of the conversion
		1366	Total Units Converted

Former Public Housing Units - Now SDHC-Owned







Providing Rental Assistance

Section	Board Report(s)
Housing Choice Voucher (Section 8)	<a href="#">HCR11-069</a> - Fiscal Year 2012 Section 8 Administrative Plan <a href="#">HCR12-055</a> Fiscal Year 2013 Section 8 Administrative Plan <a href="#">HAR12-033</a> Fiscal Year 2013 Section 8 Administrative Plan Attachments <a href="#">HCR13-034</a> Revisions to FY2013 Section 8 Administrative Plan
Moving to Work	<a href="#">HCR11-002</a> - Workshop Presentation and Discussion: Proposed Fiscal Year 2012 Moving to Work (MTW) Rent Reform Initiative <a href="#">HCR11-033</a> - FY2012 Moving to work Annual Plan <a href="#">HCR11-110</a> - FY2012 Moving to Work Annual Plan Amendment <a href="#">HCR12-005</a> - Workshop Presentation and Discussion: Moving to Work (MTW) Initiative Update and Proposed Fiscal Year 2013 MTW Annual Plan <a href="#">PowerPoint Presentation</a> <a href="#">HCR12-015</a> - Moving to Work Fiscal Year 2013 Annual Plan

Creating Affordable Housing

Property	Board Report(s)
Finance Plan Properties	
Arbor Village Apartments	<a href="#">HCR08-102</a> - Loan and Bond Inducement for Arbor Village (Council District 4) <a href="#">HCR09-048</a> - Arbor Village Apartments Finance Plan (Council District 4) <a href="#">HCR09-119</a> - Arbor Village Apartments - Additional Funding Request (Council District 4) <a href="#">HAR08-035</a> - Loan and Bond Inducement For Arbor Village (Council District 4)
Courtyard Apartments	<a href="#">HCR10-105</a> - Acquisition of Courtyard Condos <a href="#">Attachments 3-6</a>
Mariner's Village Apartments	<a href="#">HCR10-104</a> - Mariner's Village Apartments - Property Acquisition <a href="#">HCR10-137</a> - Mariner's Village Apartments - Temporary Management Contract <a href="#">HCR11-001</a> - Property Management Services Contract for Mariners Village <a href="#">HCR11-040</a> - Mariner's Village Apartments - Encroachment Disposition <a href="#">HCR11-084</a> - Architectural Services for Mariners Village Accesability Upgrades <a href="#">HAR10-061</a> - Mariner's Village Apartments - Temporary Management Contract <a href="#">HAR11-004</a> - Property Managment Services Contract for Mariners Village <a href="#">HAR11-018</a> - Mariners Village Apts Encroachment Disposition <a href="#">HCR13-005</a> Mariner's Village Apartments Accessibility Upgrades - Construction Contract Approval <a href="#">HAR13-001</a> Mariner's Village Apartments Accessibility Upgrades - Construction Contract Approval
Riverwalk Apartments	<a href="#">HCR07-014</a> - Loan for Riverwalk Apartments (Council District 8) <a href="#">HCR09-051</a> - Riverwalk Apartments Finance Plan(Council District 8) <a href="#">HAR07-003</a> - Loan for Riverwalk Apartments (Council District 8)

Creating Affordable Housing

Property	Board Report(s)
Park Terramar Apartments	<a href="#">HCR11-027</a> - Terramar - Acquisition and Preliminary Bond Request <a href="#">Memo</a> <a href="#">HCR11-051</a> - Final Bond Authorization for Terramar Apartments <a href="#">HAR11-013</a> - Terramar - Acquisition and Preliminary Bond Items <a href="#">HAR11-027</a> - Final Bond Authorization for Terramar Apartments
Vista Grande Apartments	<a href="#">HCR09-034</a> - Vista Grande Apartments Finance Plan (Council District 4)
Estrella del Mercado Apartments	<a href="#">HCR10-083</a> - Financing for Mercado del Barrio Apartments <a href="#">HCR10-149</a> - Modification of HCR10-083 Mercado Apartments <a href="#">HCR11-041</a> - Modification of HCR10-083 Mercado Apartments <a href="#">HAR10-042</a> - Financing for Mercado del Barrio Apartments <a href="#">HAR10-066</a> - Mercado Apartments - Modification of Housing Authority Resolution No. 1471
Hotel Sandford	<a href="#">HCR09-107</a> - Hotel Sandford - Property Acquisition (Council District 2) <a href="#">Attachments</a> <a href="#">HCR10-079</a> - Hotel Sandford - Construction Management Services Contract <a href="#">HCR10-042</a> - Hotel Sandford - Architectural Services Design Contract <a href="#">HCR10-052</a> - Hotel Sandford - Property Management Services Contract <a href="#">HCR10-097</a> - Hotel Sandford - Lease Approval for BB's Delicatessen (Council District 2) <a href="#">HCR11-035</a> - Hotel Sandford - Construction Services Contract <a href="#">MEMO</a> <a href="#">HCR11-070</a> - Hotel Sandford - Lease Approval for P5 Academy <a href="#">HAR10-013</a> - Acquisition of the Hotel Sandford <a href="#">Additional attachments</a> <a href="#">HAR10-030</a> - Hotel Sandford-Architectural Services Design Contract <a href="#">HAR10-050</a> - Hotel Sandford- Property Management Services Contract <a href="#">Additional Attachments</a> <a href="#">HAR10-049</a> - Hotel Sandford-Lease Approval for BB's Delicatessen <a href="#">HAR11-020</a> - Hotel Sandford - Construction Services Contract <a href="#">Additional Attachment 1</a> <a href="#">Additional Attachment 2</a> <a href="#">Additional Attachment 3</a> <a href="#">Additional Attachment 4</a> <a href="#">Additional Attachment 5</a> <a href="#">Additional Attachment 6</a> <a href="#">Additional Attachment 7</a> <a href="#">Additional Attachment 8</a> <a href="#">Additional Attachment 9</a> <a href="#">HCR13-042</a> Hotel Sandford Commercial Lease for Bartending College
Mission Apartments	<a href="#">HCR10-138</a> - Loan for Mission Apartments <a href="#">HCR11-025</a> - Final Bond Authorization for Mission Apartments <a href="#">HAR10-064</a> - Loan for Mission Apartments <a href="#">HAR11-011</a> - Final Bond Authorization for Mission Apartments
Park Crest Apartments	<a href="#">HCR12-107</a> Park Crest Senior Apartments - Property Acquisition





Creating Affordable Housing

Year:	HC Board Reports:	HA Board Reports:
Finance Plan Reports by Year		
2006	<a href="#">HCR06-085</a> - Re-positioning of the San Diego Housing Commission's Public Housing Portfolio	n/a
2007	n/a	<a href="#">HAR06-026</a> - Re-positioning of the San Diego Housing Commission's Public Housing Portfolio
2008	<a href="#">HCR08-106</a> - Housing Commission Plans for Development of Additional Affordable Units	<a href="#">HAR08-041</a> - Housing Commission Plans for Development of Additional Affordable Units
2009	<a href="#">HCR09-033</a> - Amendment and Additional Funding of Contracts to provide Professional Services for the Commission's Development of Additional Affordable Housing (Citywide) <a href="#">HCR09-081</a> - Workshop Discussion: SDHC Financing Plan <a href="#">HCR09-085</a> - Finance Plan for Acquisition of New Affordable Housing Units <a href="#">HCR09-112</a> - Additional Funding to Keyser Marston Associates, Inc. Contract (Citywide)	<a href="#">HAR09-028</a> - Actions Related to the Issuance of Revenue Bonds Secured by Properties Transferred from HUD <a href="#">HAR09-030</a> - Finance Plan for Acquisition of New Affordable Housing Units Additional Materials: <a href="#">PNC Engagement Letter</a> <a href="#">Orrick Herrington Draft Agreement</a> <a href="#">Exclusive Rep Appt NorthMarq Realty Services</a> <a href="#">Eichner Norris Draft Agreement</a> <a href="#">Greystone Loan Application-Belden</a> <a href="#">Greystone Loan Application-36 Properties</a> <a href="#">Selection of NorthMarq Letter</a>
2010	<a href="#">HCR10-054</a> - Real Estate Finance Plan Update as of June 30, 2010	<a href="#">HAR10-032</a> - Real Estate Finance Plan Update as of June 30, 2010
2011	<a href="#">HCR11-020</a> - Award of Contract to NorthMarq Realty Services, Inc. <a href="#">HCR11-021</a> - Real Estate Finance Plan Update as of March 2011 <a href="#">HCR11-078</a> - Real Estate Finance Plan Update as of March 2011 <a href="#">HCR11-079</a> - Real Estate Finance Plan Update as of March 2011 Addendum #1 (July 2011) <a href="#">HCR11-080</a> - Real Estate Finance Plan Update as of March 2011 Addendum #2 (August 2011) <a href="#">HCR11-116</a> - Real Estate Finance Plan Update as of March 2011 Addendum #3 (October 2011) <a href="#">HCR11-121</a> - Real Estate Finance Plan Update as of September 2011 <a href="#">HCR11-133</a> - Real Estate Finance Plan Update as of September 2011 Addendum #1 to HCR11-121	<a href="#">HAR11-007</a> - Award of Contract to NorthMarq Realty Services, Inc. <a href="#">HAR11-009</a> - Real Estate Finance Plan Update as of March 2011 <a href="#">HAR11-042</a> - Real Estate Finance Plan Update as of September 2011 <a href="#">PowerPoint Presentation</a>

Creating Affordable Housing

Year:	HC Board Reports:	HA Board Reports:
Finance Plan Reports by Year		
2012	<a href="#">HCR12-013</a> - Real Estate Finance Plan Update as of December 2011 <a href="#">HCR12-024</a> - Real Estate Finance Plan Update as of December 2011 - Addendum #3 to HCR11-121 <a href="#">HCR12-026</a> - Real Estate Finance Plan Update as of January 2012 - Addendum #4 to HCR11-121 <a href="#">HCR12-067</a> - Workshop Discussion: Real Estate Department Conversion Projects <a href="#">Presentation</a> <a href="#">HCR12-039</a> - Real Estate Finance Plan Update as of February 2012 Addendum #5 to HCR11-121 <a href="#">HCR12-059</a> - Real Estate Finance Plan Update as of March 2012 Addendum #6 to HCR11-121 <a href="#">HCR12-106</a> Real Estate Finance Plan Update as of June 2012 <a href="#">Presentation</a>	<a href="#">HAR12-026</a> Real Estate Finance Plan Update as of March 2012
2013	<a href="#">HCR13-003</a> Real Estate Finance Plan Update - 1st Quarter Fiscal Year 2013 ( <a href="#">Presentation</a> )	<a href="#">HAR13-008</a> Real Estate Finance Plan Update as of January 2013

Section	Board Report(s)
Housing Development Partners	<a href="#">HCR12-010</a> - Ratifying the Actions of Housing Development Partners of San Diego ("HDP") and Appoint Board Members
The Mason	<a href="#">HCR10-093</a> - Rehabilitation of Mason Hotel <a href="#">HAR10-051</a> - Rehabilitation of Mason Hotel <a href="#">HCR10-095</a> - Request for Determination of Exemption from Single Resident Occupancy Replacement Ordinance, Mason Hotel, 1345 Fifth Avenue <a href="#">HCR11-103</a> - Mason Hotel Sponsor Modifications <a href="#">HCR12-011</a> - Ratify the Actions of HDP Mason Housing Corporation and Appoint Board Members
Knox Glen Apartments	<a href="#">HCR12-064</a> - Knox Glen Refinancing & Preliminary Bond Items <a href="#">HAR12-023</a> Knox Glen Townhomes Refinancing and Preliminary Bond Items <a href="#">HCR12-093</a> Final Bond Authorization for Knox Glen Townhomes <a href="#">HAR12-040</a> Knox Glen Final Bond Authorization
Multifamily Bond Program	<a href="#">HCR13-009</a> Multifamily Bond Program - Annual Status Report for Calendar Year 2012
Sorrento Tower	<a href="#">HCR10-094</a> - Preliminary Items Pursuant to Issuing Multifamily Housing Revenue Bonds for Sorrento Tower <a href="#">HAR10-047</a> - Preliminary Items Pursuant to Issuing Multifamily Revenue Bonds for Sorrento Tower <a href="#">HCR11-026</a> - Final Bond Authorization for Sorrento Tower Apartments <a href="#">HAR11-012</a> - Final Bond Authorization for Sorrento Tower Apartments





Creating Affordable Housing

Section	Board Report(s)
Kalos Apartments	<a href="#">HCR11-018</a> - Florida Street Apartments Additional Funding and Preliminary Bond Request <a href="#">HAR11-010</a> - Florida Street Apartments - Additional Funding and Preliminary Bond Request <a href="#">HCR11-052</a> - Final Bond Authorization for Florida Street Apartments <a href="#">HAR11-028</a> - Final Bond Authorization for Florida Street Apartments
Knox Glen Apartments	<a href="#">HCR12-064</a> - Knox Glen Refinancing & Preliminary Bond Items <a href="#">HAR12-023</a> Knox Glen Townhomes Refinancing and Preliminary Bond Items <a href="#">HCR12-093</a> Final Bond Authorization for Knox Glen Townhomes <a href="#">HAR12-040</a> Knox Glen Final Bond Authorization
Fairbanks Commons	<a href="#">HCR12-079</a> Fairbanks Commons Preliminary Bond Items <a href="#">HAR12-032</a> Fairbanks Commons Preliminary Bond Items (Council Companion Item) <a href="#">HCR12-116</a> Final Bond Authorization for Fairbanks Commons <a href="#">HAR12-047</a> Final Bond Authorization for Fairbanks Commons <a href="#">Bond Documents</a>
COMM22 Family Housing	<a href="#">HCR11-046</a> - Loan and Preliminary Bond Items for COMM 22 Family Housing <a href="#">HAR11-021</a> - Loan and Preliminary Bond Items for COMM 22 Family Housing <a href="#">HCR12-080</a> COMM 22 Family Housing TEFRA Hearing <a href="#">CCR12-004</a> COMM 22 Family TEFRA Hearing (Council Item Only) <a href="#">HCR12-110</a> Final Bond Authorization for COMM22 Family <a href="#">HAR12-044</a> Final Bond Authorization for COMM 22 Family <a href="#">Bond Documents</a> <a href="#">HAR13-006</a> Supplemental Bond Authorization for COMM22 Family <a href="#">Bond Documents</a>
Celadon at 9 <sup>th</sup> and Broadway	<a href="#">HCR12-082</a> Ninth & Broadway - Preliminary Multifamily Housing Revenue Bond Items <a href="#">Presentation</a> <a href="#">HAR12-034</a> Ninth & Broadway - Preliminary Bond Items (Council Companion Item) <a href="#">HCR12-109</a> Final Bond Authorization for Ninth & Broadway <a href="#">HAR12-043</a> Final Bond Authorization for Ninth & Broadway <a href="#">Bond Documents</a>

Creating Affordable Housing

Section	Board Report(s)
<b>Affordable Housing Fund (Housing Trust Fund/Inclusionary Housing Fund)</b>	<a href="#">HCR11-029</a> - Affordable Housing Fund FY2012 Annual Plan <a href="#">HCR12-089</a> Affordable Housing Fund Fiscal Year 2012 Annual Report <a href="#">CCR12-005</a> Affordable Housing Fund FY12 Annual Report (Informational Item to City Council ONLY) <a href="#">HCR11-144</a> - Revision of Two San Diego Housing Commission Policies Regarding Responsibilities Related to the Inclusionary Housing Fund (IHF) and Inclusionary Housing Program (IHP), as well as Responsibilities Related to the Housing Trust Fund (HTF) <a href="#">HAR12-003</a> - Revision of Two San Diego Housing Commission Policies Regarding Responsibilities Related to the Inclusionary Housing Fund (IHF) and Inclusionary Housing Program (IHP), as well as Responsibilities Related to the Housing Trust Fund (HTF) <a href="#">HCR12-045</a> - Affordable Housing Fund FY2013 Annual Plan <a href="#">CCR12-002</a> Affordable Housing Fund FY2013 Annual Plan (Council Item Only)
City Scene Apartments	<a href="#">HCR-10-036</a> - Loan and Preliminary Bond Items for Georgia Street Apartments <a href="#">HAR10-019</a> - Loan and Preliminary Items Pursuant to Issuing Multifamily Housing Revenue Bonds for Georgia Street Apartments <a href="#">HCR10-108</a> - Final Bond Authorization for City View Apartments (Council District 3) <a href="#">HAR10-053</a> - Final Bond Authorization for City View Apartments
The Mason	<a href="#">HCR10-093</a> - Rehabilitation of Mason Hotel <a href="#">HAR10-051</a> - Rehabilitation of Mason Hotel <a href="#">HCR10-095</a> Request for Determination of Exemption from Single Resident Occupancy Replacement Ordinance, Mason Hotel, 1345 Fifth Avenue <a href="#">HCR11-103</a> - Mason Hotel Sponsor Modifications <a href="#">HCR12-011</a> - Ratify the Actions of HDP Mason Housing Corporation and Appoint Board Members
Veterans Village Phase 4	<a href="#">HCR10-136</a> - Loan for Veterans Village Phase IV <a href="#">HAR11-001</a> - Loan for Veterans Village Phase IV <a href="#">Additional Attachment</a>
<b>SDHC Property Management</b>	
Parker-Kier	<a href="#">HCR10-084</a> - Rehabilitation of Parker-Kier Building <a href="#">HAR10-044</a> - Rehabilitation of Parker-Kier Building <a href="#">HCR12-021</a> - Parker-Kier Rehabilitation Budget Modification <a href="#">HAR12-010</a> - Parker-Kier Rehabilitation Budget Modification
Maya Linda Apartments	<a href="#">HCR12-001</a> - Award of Contract for Sound Attenuation and Energy Efficiency Upgrades at Maya Apartments <a href="#">HAR12-001</a> - Award of Contract for Sound Attenuation and Energy Efficiency Upgrades at Maya Apartments <a href="#">HCR12-047</a> - Revision to Maya Apartments Budget for Temporary Relocation Due to Upgrades
<b>Sustainability Guidelines</b>	Sustainability Guidelines <a href="#">HCR12-002</a> - Sustainability Guidelines
SDG&E Partnership	ITEM-13 Report from the San Diego Housing Commission on <a href="#">ENERGY EFFICIENCY OPPORTUNITIES AT HOUSING COMMISSION PROPERTIES</a>





Creating Affordable Housing

Section	Board Report(s)
Affordable Housing Development Cost Analysis	<a href="#">HCR12-004</a> - Workshop Discussion: Analysis of Affordable Housing Construction Costs <a href="#">Keyser Marston &amp; Associates Report</a> <a href="#">PowerPoint Presentation</a>
SDHC Loan Portfolio	<a href="#">HCR12-057</a> - Status of Loan Portfolio - 3rd Quarter FY2012 <a href="#">HCR12-097</a> Status of Loan Portfolio 4th Quarter FY12 <a href="#">HCR12-127</a> Status of Loan Portfolio - 1st Quarter Fiscal Year 2013 <a href="#">HCR13-020</a> Status of Loan Portfolio - Second Quarter FY13
Lead Based Paint Hazard Control Grant	<a href="#">HCR12-018</a> - Grant Application Ratification - HUD Lead-Based Paint Hazard Control Grant <a href="#">HCR12-092</a> SDHC Semi-Annual Grants Report January 2012-June 2012 <a href="#">HCR12-112</a> Award of Contract to Environmental Health Coalition for Lead Based Paint Hazard Control Grant Activities
Real Estate Portfolio	<a href="#">HCR12-105</a> Annual Status Report on SDHC Real Property Assets

Addressing Homelessness

Options for Additional Housing and Homeless Service Facilities	<a href="#">HCR12-096</a> Workshop Discussion: Options for Additional Housing and Homeless Service Facilities <a href="#">Presentation</a>  LUH ITEM-8: Workshop by San Diego Housing Commission - <a href="#">OPTIONS FOR ADDITIONAL HOUSING AND HOMELESS SERVICE FACILITIES</a> <a href="#">PowerPoint</a>
Connections Housing Downtown	ITEM-2: In the Matter of Creating a <a href="#">CITY COUNCIL PERMANENT HOMELESS SHELTER TASK FORCE</a> ITEM-335: Proposed Scope of Services for Permanent Homeless Facility. (Citywide.) <a href="#">View referenced exhibit back-up material.</a>  ITEM-9: <a href="#">Report from the Housing Commission</a> , City Planning and Community Investment Department, and Centre City Development Corporation regarding HOMELESS SERVICE CENTER AND HOUSING FACILITY <a href="#">Letter from Prudential</a> <a href="#">Path Partners</a> <a href="#">Path Partners PowerPoint</a> <a href="#">Path Villas</a>  <a href="#">RA-2010-21</a> Homeless Service Center and Housing Facility (1250 Sixth Avenue)-Exclusive Negotiation Agreement with Connection Housing Downtown, L.P. for the Proposed Rehabilitation and Operation of the World Trade Center Building, and exclusive Negotiations with the City of San Diego for site control of the World Trade Center building and adjacent parking structure-Core Redevelopment District of the Expansion Sub Area of the Centre City Redevelopment Project (District 2) <a href="#">HCR11-005</a> - Loan for Connections Housing Downtown LP <a href="#">HAR11-008</a> - Loan for Connections Housing Downtown LP <a href="#">HAR12-041</a> Third Amendment to the Memorandum of Understanding between the City of San Diego and San Diego Housing Commission for the Provision of the City's Homeless Shelter and Services (Council Companion Item) <a href="#">HAR12-035</a> FY2013 Homeless Emergency Winter Shelter Program & Connections Housing <a href="#">HCR12-052</a> FY2013 Homeless Emergency Winter Shelter Program & Connections Housing <a href="#">HCR12-125</a> Sponsor Based Voucher Program Phase 3 Contracts

Addressing Homelessness

Section	Board Report(s)
Five-Year Affordable Housing Master Plan with Civic San Diego	<a href="#">HCR11-114</a> - Centre City Development Corporation (CCDC) 5-Year Work Plan Toward Goal of Ending Homelessness in Downtown San Diego <a href="#">PowerPoint Presentation</a> <a href="#">HCR13-017</a> Workshop & Discussion: Housing Master Plan with Civic San Diego <a href="#">Presentation</a> <a href="#">HCR13-043</a> Workshop & Discussion: Housing Master Plan with Civic San Diego <a href="#">Presentation</a>
Beyond Shelters	
Hotel Churchill	<a href="#">HCR08-090</a> - Rehabilitation Period for Hotel Churchill (Council District 2) <a href="#">HCR09-111</a> - Time Extension Request for Hotel Churchill (Council District 2) <a href="#">HCR09-113</a> - Time Extension Request for Hotel Churchill (Council District 2) <a href="#">Attachments: Part I</a> <a href="#">Attachments: Part II</a> <a href="#">HCR09-111</a> - Time Extension Request for Hotel Churchill (Council District 2) <a href="#">HCR09-113</a> - Time Extension Request for Hotel Churchill (Council District 2) <a href="#">Attachments: Part I</a> <a href="#">Attachments: Part II</a> <a href="#">HCR10-004</a> - Hotel Churchill Time Extension Request and Request for Subordination to New Debt (Council District 2) <a href="#">HCR12-038</a> - Hotel Churchill Development Plan <a href="#">PowerPoint Presentation</a> <a href="#">HAR12-021</a> Hotel Churchill Development Plan <a href="#">HCR12-111</a> Rejection of All Proposals Received in Response to Request for Proposals Dated April 9, 2012 for Development Team for Tax Credit Development and Rehabilitation of Hotel Churchill
Celadon at 9 <sup>th</sup> and Broadway	<a href="#">HCR12-082</a> Ninth & Broadway - Preliminary Multifamily Housing Revenue Bond Items <a href="#">Presentation</a> <a href="#">HAR12-034</a> Ninth & Broadway - Preliminary Bond Items (Council Companion Item) <a href="#">HCR12-109</a> Final Bond Authorization for Ninth & Broadway <a href="#">HAR12-043</a> Final Bond Authorization for Ninth & Broadway <a href="#">Bond Documents</a>
Veterans Village Phase 4	<a href="#">HCR10-136</a> - Loan for Veterans Village Phase IV <a href="#">HAR11-001</a> - Loan for Veterans Village Phase IV <a href="#">Additional Attachment</a>
The Mason	<a href="#">HCR10-093</a> - Rehabilitation of Mason Hotel <a href="#">HAR10-051</a> - Rehabilitation of Mason Hotel <a href="#">HCR10-095</a> Request for Determination of Exemption from Single Resident Occupancy Replacement Ordinance, Mason Hotel, 1345 Fifth Avenue <a href="#">HCR11-103</a> - Mason Hotel Sponsor Modifications <a href="#">HCR12-011</a> - Ratify the Actions of HDP Mason Housing Corporation and Appoint Board Members
Parker-Kier	<a href="#">HCR10-084</a> - Rehabilitation of Parker-Kier Building <a href="#">HAR10-044</a> - Rehabilitation of Parker-Kier Building <a href="#">HCR12-021</a> - Parker-Kier Rehabilitation Budget Modification <a href="#">HAR12-010</a> - Parker-Kier Rehabilitation Budget Modification





Addressing Homelessness

Section	Board Report(s)
Sponsor-Based Vouchers	<a href="#">HCR11-067</a> - Sponsor Based Voucher Program Contracting <a href="#">HAR11-026</a> - Sponsor Based Voucher Program Contracting HCR12-121, 124, 125 Sponsor Based Voucher Contracts, Phases 1, 2 and 3 <a href="#">Executive Summary &amp; Attachments</a> <a href="#">HCR12-121</a> Sponsor Based Voucher Program Phase 1 Contracts <a href="#">HCR12-124</a> Sponsor Based Voucher Program Phase 2 Contracts <a href="#">HCR12-125</a> Sponsor Based Voucher Program Phase 3 Contracts
Project 25	<a href="#">HCR12-121</a> Sponsor Based Voucher Program Phase 1 Contracts
Project Based Housing Vouchers	<a href="#">HCR11-033</a> - FY2012 Moving to work Annual Plan <a href="#">HCR12-015</a> - Moving to Work Fiscal Year 2013 Annual Plan
Supporting Military Veterans	
Veterans Village	<a href="#">HCR05-094</a> - Loan to Veterans Village of San Diego (Council District 2) <a href="#">HCR05-094</a> - Loan to Veterans Village of San Diego (Council District 2) <a href="#">HCR06-088</a> - Loan for Veterans Village of San Diego (Council District 2) <a href="#">HCR09-018</a> - Loan for Veterans Village Phase III (Council District 2) <a href="#">HAR09-009</a> - Loan for Veterans Village Phase III (Council District 2) <a href="#">HCR10-136</a> - Loan for Veterans Village Phase IV <a href="#">HAR11-001</a> - Loan for Veterans Village Phase IV <a href="#">Additional Attachment</a>
HUD-Veterans Affairs For Supportive Housing (VASH) Vouchers	<a href="#">HCR12-092</a> SDHC Semi-Annual Grants Report January 2012-June 2012
Shelters	
Emergency Shelter for Homeless Adults:	<a href="#">HCR11-045</a> - FY2012 Homeless Emergency Winter Shelter Program <a href="#">ITEM-150: FY 2012 Homeless Emergency Winter Shelter Program. (Citywide.)</a> <a href="#">HCR11-081</a> - Renewal and Revision of Memorandum of Understanding between City and Housing Commission for Provision of Homeless Shelter Services <a href="#">HAR11-034</a> - Renewal and Revision of Memorandum of Understanding Between City and Housing Commission for Provision of Homeless Shelter Services <a href="#">HCR12-052</a> FY2013 Homeless Emergency Winter Shelter Program & Connections Housing <a href="#">HAR12-035</a> FY2013 Homeless Emergency Winter Shelter Program & Connections Housing <a href="#">HCR12-088</a> Renewal and Amendment of Memorandum of Understanding Between City of San Diego and San Diego Housing Commission for Provision of Homeless Shelter Services <a href="#">HAR12-036</a> Renewal and Amendment of Memorandum of Understanding between City of San Diego and San Diego Housing Commission for Provision of Homeless Shelter Services <a href="#">HAR12-041</a> Third Amendment to the Memorandum of Understanding between the City of San Diego and San Diego Housing Commission for the Provision of the City's Homeless Shelter and Services (Council Companion Item) <a href="#">HCR13-038</a> Extension of the FY2013 Single Adult Homeless Emergency Winter Shelter <a href="#">HAR13-012</a> Extension of the FY2013 Single Adult Homeless Emergency Winter Shelter (Council Companion Item)

Addressing Homelessness

Section	Board Report(s)
Emergency Shelter for Veterans:	<a href="#">HCR11-045</a> - FY2012 Homeless Emergency Winter Shelter Program <a href="#">ITEM-150: FY 2012 Homeless Emergency Winter Shelter Program. (Citywide.)</a> <a href="#">HCR11-081</a> - Renewal and Revision of Memorandum of Understanding between City and Housing Commission for Provision of Homeless Shelter Services <a href="#">HAR11-034</a> - Renewal and Revision of Memorandum of Understanding Between City and Housing Commission for Provision of Homeless Shelter Services <a href="#">HCR12-052</a> FY2013 Homeless Emergency Winter Shelter Program & Connections Housing <a href="#">HAR12-035</a> FY2013 Homeless Emergency Winter Shelter Program & Connections Housing <a href="#">HAR12-041</a> Third Amendment to the Memorandum of Understanding between the City of San Diego and San Diego Housing Commission for the Provision of the City's Homeless Shelter and Services (Council Companion Item) <a href="#">HCR13-047</a> Extension of the FY2013 Veterans Homeless Emergency Winter Shelter <a href="#">CCR13-003</a> Extension of FY2013 Veterans Homeless Emergency Winter Shelter (Council Item Only)
Neil Good Day Center:	<a href="#">HCR11-045</a> - FY2012 Homeless Emergency Winter Shelter Program <a href="#">ITEM-150: FY 2012 Homeless Emergency Winter Shelter Program. (Citywide.)</a> <a href="#">HCR11-076</a> - FY 2012 Proposed Budget Revision and Contract with Alpha Project to Operate the Neil Good Day Center <a href="#">HAR11-032</a> - FY2012 Proposed Budget Revision and Contract with Alpha Project to Operate the Neil Good Day Center <a href="#">HCR11-081</a> - Renewal and Revision of Memorandum of Understanding between City and Housing Commission for Provision of Homeless Shelter Services <a href="#">HAR11-034</a> - Renewal and Revision of Memorandum of Understanding Between City and Housing Commission for Provision of Homeless Shelter Services <a href="#">HCR12-052</a> FY2013 Homeless Emergency Winter Shelter Program & Connections Housing <a href="#">HAR12-035</a> FY2013 Homeless Emergency Winter Shelter Program & Connections Housing <a href="#">HCR12-088</a> Renewal and Amendment of Memorandum of Understanding Between City of San Diego and San Diego Housing Commission for Provision of Homeless Shelter Services <a href="#">HAR12-036</a> Renewal and Amendment of Memorandum of Understanding between City of San Diego and San Diego Housing Commission for Provision of Homeless Shelter Services <a href="#">HAR12-041</a> Third Amendment to the Memorandum of Understanding between the City of San Diego and San Diego Housing Commission for the Provision of the City's Homeless Shelter and Services (Council Companion Item)





Addressing Homelessness

Section	Board Report(s)
Cortez Hill Family Center:	<a href="#">HCR11-045</a> - FY2012 Homeless Emergency Winter Shelter Program <a href="#">ITEM-150: FY 2012 Homeless Emergency Winter Shelter Program. (Citywide.)</a> <a href="#">HCR11-081</a> - Renewal and Revision of Memorandum of Understanding between City and Housing Commission for Provision of Homeless Shelter Services <a href="#">HAR11-034</a> - Renewal and Revision of Memorandum of Understanding Between City and Housing Commission for Provision of Homeless Shelter Services <a href="#">HCR11-075</a> - Contract with YWCA to Operate Cortez Hill Family Center <a href="#">HAR11-031</a> - Contract with YWCA to Operate Cortez Hill Family Center <a href="#">HCR12-071</a> Contract with YWCA to Operate Cortez Hill Family Center <a href="#">HAR12-028</a> Contract with YWCA to Operate Cortez Hill Family Center <a href="#">HCR12-052</a> FY2013 Homeless Emergency Winter Shelter Program & Connections Housing <a href="#">HAR12-035</a> FY2013 Homeless Emergency Winter Shelter Program & Connections Housing <a href="#">HAR12-041</a> Third Amendment to the Memorandum of Understanding between the City of San Diego and San Diego Housing Commission for the Provision of the City's Homeless Shelter and Services (Council Companion Item)
Homeless Prevention and Rapid Re-Housing Program	<a href="#">HCR09-082</a> - Award of Contract for the Homeless Prevention and Rapid Re-Housing Program <a href="#">HCR10-134</a> - Amendment to the Contract with Townspeople for Homeless Prevention and Rapid Re-housing Program <a href="#">HAR10-062</a> - Amendment to the Contract with Townspeople for Homeless Prevention and Rapid Re-housing Program
Regional Continuum of Care Council	<a href="#">HCR12-072</a> - Workshop Discussion: Solutions to Homelessness - The Role of the Continuum of Care and SDHC Past, Present and Future <a href="#">Presentation</a> ITEM-7; Workshop by San Diego Housing Commission - <a href="#">SOLUTIONS TO HOMELESSNESS: THE ROLE OF THE CONTINUUM OF CARE AND SDHC PAST, PRESENT AND FUTURE</a> <a href="#">PowerPoint</a>
Transitional Housing Programs	<a href="#">HCR11-029</a> - Affordable Housing Fund FY2012 Annual Plan <a href="#">HCR12-089</a> Affordable Housing Fund Fiscal Year 2012 Annual Report <a href="#">CCR12-005</a> Affordable Housing Fund FY12 Annual Report (Informational Item to City Council ONLY) <a href="#">HCR12-045</a> - Affordable Housing Fund FY2013 Annual Plan <a href="#">CCR12-002</a> Affordable Housing Fund FY2013 Annual Plan (Council Item Only)
Homeless Storage Check-In Center	* <a href="#">ITEM-104: Community Projects, Programs and Services Funding Allocation to the San Diego Housing Commission. (Downtown San Diego Community Area. Districts 1, 2, 3, 5, 6, 7, and 8.)</a> * <a href="#">ITEM-S509: Community Projects, Programs and Services FundingAllocation to the San Diego Housing Commission for the Homeless Storage Check-In Center. (The Homeless Storage Check-In Center is located in Downtown San Diego. Districts 1, 2, 3, 5, and 7.)</a>

Finance

Section	Board Report(s)
Budget	<a href="#">HCR11-003</a> - Workshop Discussion: Proposed Fiscal Year 2012 Budget <a href="#">HCR11-023</a> - Proposed Fiscal Year 2012 Budget <a href="#">BFR11-001</a> - FY2012 Proposed Housing Commission Budget <a href="#">HAR11-025</a> - Proposed Fiscal Year 2012 Budget <a href="#">HCR11-076</a> - FY 2012 Proposed Budget Revision and Contract with Alpha Project to Operate the Neil Good Day Center <a href="#">HAR11-032</a> - FY2012 Proposed Budget Revision and Contract with Alpha Project to Operate the Neil Good Day Center <a href="#">HCR11-143</a> - Proposed FY2012 Fall Revision <a href="#">HAR12-002</a> - Proposed FY2012 Fall Revision to the San Diego Housing Commission Budget <a href="#">HCR12-017</a> - Proposed Fiscal Year 2012 Budget Revision <a href="#">HAR12-007</a> - Proposed Fiscal Year 2012 Budget Revision <a href="#">HCR12-043</a> - Proposed FY2012 Budget Revisions <a href="#">HCR12-007</a> - Workshop Presentation and Discussion: San Diego Housing Commission Proposed Fiscal Year 2013 Budget <a href="#">Presentation</a> <a href="#">BFR12-001</a> SDHC Proposed Fiscal Year 2013 Budget <a href="#">HCR12-051</a> - San Diego Housing Commission FY2013 Budget Approval <a href="#">HAR12-019</a> San Diego Housing Commission FY2013 Budget <a href="#">IBA Report 12-18</a>
Annual Finance Audit Report	<a href="#">HCR12-122</a> Fiscal Year 2012 Annual Finance Audit Report <a href="#">Attachment 1</a> <a href="#">Attachment 2</a> <a href="#">Attachment 3</a> <a href="#">Attachment 4</a> <a href="#">Attachment 5</a> <a href="#">Attachment 6</a>
Investment Report	<a href="#">HCR12-058</a> - Third Quarter FY2012 Investment Report <a href="#">HCR12-100</a> Fourth Quarter FY2012 Investment Report <a href="#">HCR13-013</a> Investment Status Report - 1st Quarter Fiscal Year 2013 <a href="#">HCR13-021</a> Investment Report - Second Quarter FY13
Agency Financial Statements	<a href="#">HCR12-087</a> Agency Financial Statements - 3rd Qtr 2012 <a href="#">HCR13-004</a> Agency Financial Statements (Unaudited) - Second Quarter FY13

Updates to 2012 Annual Report

May 2, 2013

Page 3: Added description that this online report allows SDHC to update the report as needed.

Page 52: Added First-Time Homebuyer Program PPT.

Page 53: Added SDHC Board Report link.

Page 57: Updated text to reflect the corrected chart information.

Page 63: Updated caption, total number of homeless funds.

Page 64: Added video; San Diego Regional Homeless Profile Summary 2013 Report; and updated total number of homeless funds.

Page 65: Updated homeless program funds. Corrected chart, identifying funding source for Transitional Housing Programs.

Page 70: Updated caption, Hotel Churchill.

Page 71: Included source of funding for the housing developments. Added SDHC Board Reports links.

Page 72: Included source of funding for the housing developments; corrected value of vouchers for The Mason; and added SDHC Board Report links.

Page 86: Updated funding, rounded numbers.

Page 87: Added description for Shelter Plus Care program funding; updated funding chart by including administration for the Shelter Plus Care programs; and added San Diego Regional Homeless Profile Summary 2012 Report to Homeless Management Information System.

Page 88: Corrected description of total funding for Transitional Housing Programs.

**June 4, 2013**

Page 56-57: Updated number of children tested for lead, including the chart.





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1122 Broadway, Suite 300, San Diego, CA 92101

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