

April 27, 2023

Addressing the affordable housing and homelessness challenges the City of San Diego and communities across the country are experiencing requires consideration of a variety of diverse factors that affect programs and the people they serve.



Jeff Davis
SDHC Interim President & CEO

These range from quality-of-life issues like internet access for families with low income to the creation of new affordable rental housing units to managing homelessness services contracts and working to hire and retain essential homelessness service sector staff.

As the San Diego Housing Commission (SDHC) addresses these issues, we look forward to sharing what we have learned with others as well as hearing from other organizations about their approaches to similar challenges in their communities.

Many of the recent SDHC activities I am pleased to share with you in this newsletter involve initiatives related to these subjects. I invite you to read more about these activities below.



FCC Commissioner Geoffrey Starks
"Your Home, Your Internet" Grant – News Conference
April 20, 2023

FCC Commissioner Announces Grant to SDHC to Help Bridge the 'Digital Divide'

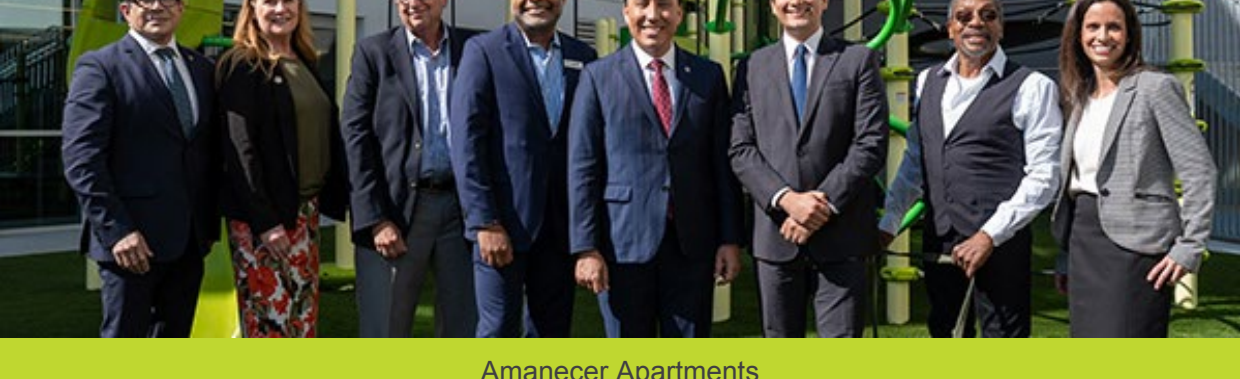
Federal Communications Commission (FCC) Commissioner Geoffrey Starks visited San Diego for the local announcement of a \$230,000 grant awarded to SDHC through the FCC's "Your Home, Your Internet" program.

I joined Commissioner Starks, San Diego City Council President Sean Elo-Rivera and a resident of the SDHC affordable housing property Park Crest Senior Apartments for a news conference about the grant. We also met with several organizations involved with initiatives to provide affordable, quality, reliable internet service for people with low income.

The FCC grant to SDHC supports awareness, outreach and assistance for households to apply for the FCC's Affordable Connectivity Program, which provides eligible households with a discount of up to \$30 per month toward internet service and a one-time discount of up to \$100 to purchase a laptop, desktop computer, or tablet from participating providers if they contribute more than \$10 and less than \$50 toward the purchase price.

As we heard from Brenda, a Park Crest Senior Apartments resident, internet access opens a world of opportunities and information. It makes a significant difference for households with low income, and SDHC looks forward to this grant-funded effort and additional initiatives in our Digital Inclusion Project.

[Read the News Release](#)



Amanecer Apartments
Grand Opening
April 6, 2023

Grand Opening Celebrates 95 New Affordable Rental Apartments

The grand opening of Amanecer Apartments, developed in collaboration with SDHC, celebrated the addition of 95 new affordable rental housing units for families with low-income, transition-age youth who have aged out of the foster care system, and veterans who experienced homelessness.

San Diego Mayor Todd Gloria, San Diego City Councilmember Raul Campillo and SDHC Vice President of Multifamily Housing Finance Jennifer Kreutter were among the speakers at the grand opening. Additional speakers included California Housing and Community Development Section Chief Hector Leyva, California Debt Limit Allocation Committee Executive Director Nancee Robles, San Diego County Health and Human Services Agency Director Nick Macchione, Community HousingWorks President and CEO Sean Spear, and one of the new residents of Amanecer, which means "dawn" in Spanish.

SDHC awarded a \$7 million loan toward the development that consisted of funds SDHC administers, including HOME Investment Partnerships Program funds the U.S. Department of Housing and Urban Development awarded to the City of San Diego; the City of San Diego's Affordable Housing Fund; and the State of California's Local Housing Trust Fund (LHTF). SDHC also awarded 10 Veterans Affairs Supportive Housing (VASH) vouchers to the development to help pay rent for veterans who previously experienced homelessness.

In addition, SDHC authorized the issuance of more than \$28.9 million in tax-exempt Multifamily Housing Revenue Bonds and \$6 million in taxable bonds to support this development. The City Council, in its role as the Housing Authority of the City of San Diego, approved the bonds.

[Read the News Release](#)

SDHC Earns Positive Findings from Audit of Homelessness Services Contract Management

A recent performance audit of SDHC's homelessness services contract management demonstrates that San Diego can continue to rely on SDHC as a responsible leader in collaborative homelessness solutions.

The City of San Diego's Office of the City Auditor released the audit results last month. The audit found that SDHC follows best practices in the procurement, administration, and monitoring of homelessness services contracts and ensures that contracted homelessness services programs follow best practices through contract design, ongoing administration, and compliance monitoring.

These findings reflect our core values and strategic priorities, including a commitment to excellence and innovation in all we do and being responsible financial stewards of the funding we deploy.

The audit included two recommendations related to our processes for sole-sourced contracts. We agree with the recommendations and already have taken steps to implement them.

[Read the Audit Report](#)

SDHC Publishes Homelessness Services Sector Compensation Study

SDHC recently completed a compensation study for positions in the homelessness services sector as part of our ongoing efforts to support the recruitment and retention of staff essential for these programs.

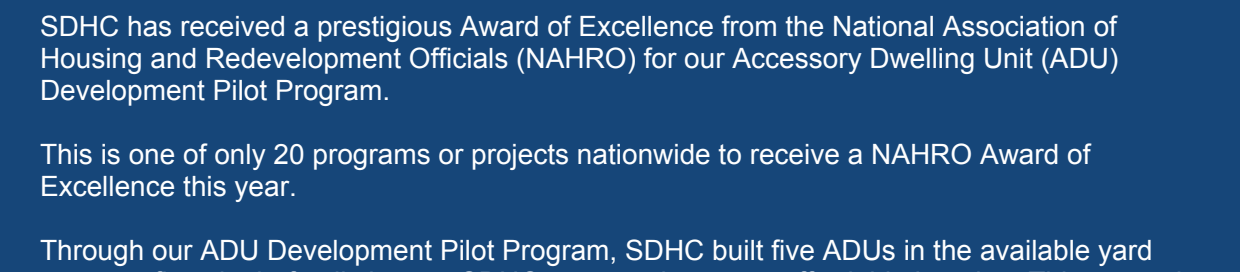
The study demonstrates that homelessness services sector wages are well below the cost of living in San Diego, with most frontline staff unable to afford a one-bedroom rental housing unit. These findings are from a study of wages for homelessness services sector staff, including housing navigators and behavioral health specialists that are essential to the ongoing collaborative efforts to address homelessness.

With the study, I also shared with the Housing Authority of the City of San Diego a memo with SDHC's recommendations for benchmarking compensation for homelessness sector staff.

Our goal with the study is to re-benchmark key frontline and case management positions, with the intent to attract and retain staff, reduce system vacancies, and increase system performance more effectively.

SDHC worked with LeSar Development Consultants and Moss Adams to perform the study.

[Read the Study](#)



Award of Excellence Presentation
NAHRO Conference
March 21, 2023

SDHC Receives National Award of Excellence

SDHC has received a prestigious Award of Excellence from the National Association of Housing and Redevelopment Officials (NAHRO) for our Accessory Dwelling Unit (ADU) Development Pilot Program.

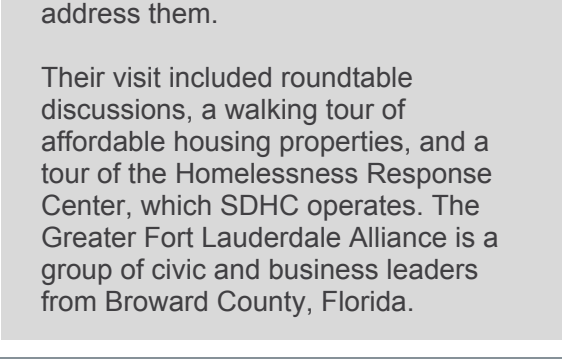
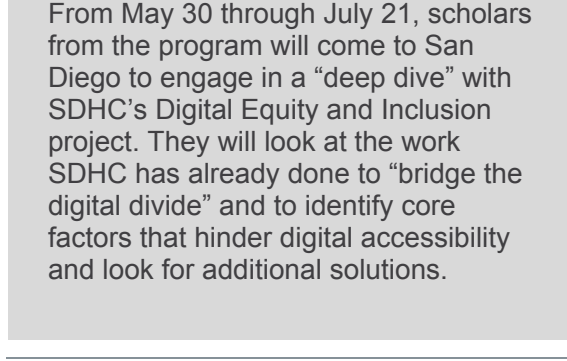
This is one of only 20 programs or projects nationwide to receive a NAHRO Award of Excellence this year.

Through our ADU Development Pilot Program, SDHC built five ADUs in the available yard space at five single-family homes SDHC owns and rents as affordable housing. This created five new affordable rental housing units.

SDHC also detailed key takeaways and lessons learned from the process of constructing these five ADUs in a comprehensive report to provide important information to help San Diego homeowners interested in building ADUs on their properties.

The NAHRO Awards of Excellence recognize outstanding innovation and achievement in housing and community development programs throughout the country. NAHRO acknowledged SDHC for our "creativity and dedication, which now will serve as an inspiration to others," and for making a difference in the community.

[Read the News Release](#)



SDHC Selected as Civic Collaboration Partner by UNC Chapel Hill

SDHC has been chosen as a Civic Collaboration partner by the Morehead Cain merit-based scholarship program at the University of North Carolina at Chapel Hill.

From May 30 through July 21, scholars from the program will come to San Diego to engage in a "deep dive" with SDHC's Digital Equity and Inclusion project. They will look at the work SDHC has already done to "bridge the digital divide" and to identify core factors that hinder digital accessibility and look for additional solutions.

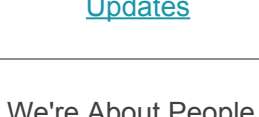
SDHC Hosts Greater Fort Lauderdale Alliance

Last month, the Greater Fort Lauderdale Alliance's Housing and Homelessness Committee visited SDHC to discuss affordable housing and homelessness challenges in San Diego and the innovative, collaborative solutions SDHC has implemented to address them.

Their visit included roundtable discussions, a walking tour of affordable housing properties, and a tour of the Homelessness Response Center, which SDHC operates. The Greater Fort Lauderdale Alliance is a group of civic and business leaders from Broward County, Florida.



[SDHC Website](#)



[Previous SDHC Email Updates](#)



[SDHC Annual Reports](#)

We're About People

Established in 1979, the San Diego Housing Commission provides a variety of award-winning affordable housing programs and services that stimulate the local economy, revitalize neighborhoods, and impact the lives of San Diegans with low income and/or experiencing homelessness.