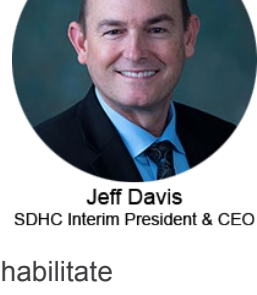


October 12, 2023

I am pleased to share that California Governor Gavin Newsom announced Tuesday that the State's Homekey Program is awarding \$20.75 million from the current round of funding to the San Diego Housing Commission (SDHC).



Jeff Davis
SDHC Interim President & CEO

These funds will support two projects that would create 75 new permanent affordable rental housing units with supportive services for people experiencing homelessness. One project involves SDHC's proposed purchase and rehabilitation of a motel property to create 62 permanent supportive housing units. The second project is an SDHC collaboration with Wakeland Housing and Development Corporation to rehabilitate apartments to create 13 permanent supportive housing units.

SDHC has committed rental housing vouchers to help residents pay their rent at both properties when they are completed. Residents would receive access to supportive services, such as primary health care, mental and behavioral health care, and other community-based programs to best meet a resident's individual needs.

We also have two additional applications for Homekey funding pending a decision from the State. If funded, those projects could produce an additional 266 permanent supportive housing units.

Many organizations submitted letters in support of all of SDHC's Homekey applications, including the Asian Business Association of San Diego; California Restaurant Association's San Diego County Chapter; East Village Association; Downtown San Diego Partnership; Forever Balboa Park; Little Italy Association; Lucky Duck Foundation; San Diego Black American Policy Association Foundation; San Diego Food Bank; San Diego Padres; and San Diego Regional Chamber of Commerce.

The potential to create new permanent supportive housing with State funds is significant to address the ongoing homelessness crisis. I thank Governor Newsom for launching the Homekey program during the pandemic and continuing it. Leadership and support from San Diego Mayor Todd Gloria, the San Diego City Council and the SDHC Board of Commissioners have also been instrumental as we have worked toward obtaining these funds. The County of San Diego is also an essential partner in these efforts. In May, the County Board of Supervisors approved funding toward these projects and the supportive services for these properties.

A joint news release about the funds awarded to SDHC is available on [SDHC's website](#).

Permanent supportive housing is one of a variety of SDHC programs addressing homelessness, including a new program announced recently to prevent homelessness among seniors by helping them stay in their homes.

When someone does become homeless, regardless of their age, outreach is essential to connect them to shelter, services and ultimately, longer-term housing. The State has allocated additional funds to expand one of our outreach programs.

We also continue to collaborate on the development of affordable rental housing and launched a new resource to help households of color become first-time homebuyers.

I encourage you to read more about these and additional recent SDHC activities.



Seniors Safe at Home
News Conference
September 29, 2023

'Seniors Safe at Home' Program

SDHC is collaborating with Serving Seniors and the Lucky Duck Foundation, with support from the City of San Diego, on a new program known as "Seniors Safe at Home." This program will help seniors age 55 and older with low income and experiencing a housing crisis to remain housed.

San Diego City Council President Sean Elo-Rivera, who chairs the Housing Authority of the City of San Diego, County of San Diego Board of Supervisors Chair Nora Vargas, Serving Seniors President & CEO Paul Downey, and Lucky Duck Foundation Executive Director Drew Moser announced the program at a news conference on September 29.

SDHC will receive referrals to the program from 2-1-1 San Diego. SDHC will determine whether the referred senior is eligible and the amount the program will pay toward the eligible senior's rent—\$250, \$500 or \$750 per month based on the household's circumstances.

Serving Seniors will provide case management and connections to community resources. Eligible households will receive assistance for up to 24 months. The Lucky Duck Foundation is investing \$500,000 in philanthropic funds to make this program possible.

[Read the Lucky Duck Foundation News Release](#)



State Funding Announcement
Multidisciplinary Outreach Program
October 5, 2023

State Funding for Homelessness Outreach

SDHC thanks California State Assemblymember Brian Maienschein for advocating and securing \$750,000 in the State's 2023-2024 budget to support the Multidisciplinary Outreach Program in the City of San Diego, which SDHC administers.

Assemblymember Maienschein, San Diego Mayor Todd Gloria and San Diego City Council President Sean Elo-Rivera announced these funds at a news conference on October 5, 2023.

SDHC launched the Multidisciplinary Outreach Team in 2022 with funding the San Diego City Council allocated specifically for that purpose. SDHC contracts with People Assisting the Homeless (PATH) San Diego to operate the program. PATH subcontracts with Father Joe's Villages for a healthcare component of the program.

The Multidisciplinary Outreach Program serves individuals and families who are among the most vulnerable people experiencing unsheltered homelessness in the City. The program focuses on people experiencing unsheltered homelessness who are among the highest utilizers of the criminal justice, emergency services or homelessness services systems. Many are chronically homeless, living with untreated medical and behavioral health conditions and have not been stably housed in years despite attempts by other programs to serve them. Outreach to these individuals requires more time and attention than other programs.

The additional funding from the State will enable the program to assist additional individuals experiencing homelessness.

[Watch SDHC's Video](#)



Tizon
Opening Celebration
October 4, 2023

Celebration of 175 New Affordable Studios for Seniors

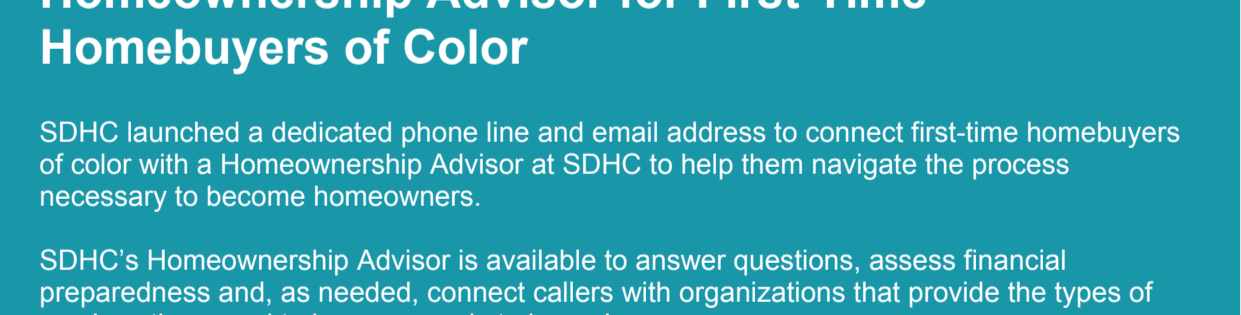
Resident-focused activities like bingo, lunch and a guest musician highlighted a Wednesday celebration of the opening of Tizon, an affordable rental housing development for seniors in Rancho Bernardo, developed in collaboration with SDHC.

San Diego Mayor Todd Gloria, San Diego City Councilmember Marni von Wilpert, SDHC Executive Vice President of Real Estate Jennifer Jacobs and SDHC Vice President of Multifamily Housing Finance Jennifer Kreutter were among the attendees at the event, organized by the developer, Affirmed Housing.

Tizon is a former hotel transformed into 175 affordable studios for seniors aged 62 and older with income from 40 percent to 60 percent of San Diego's Area Median Income, currently \$38,600 to \$57,900 per year for a one-person household.

SDHC awarded 44 rental housing vouchers and a \$4 million loan toward the development, which consisted of federal and local funds SDHC administers—U.S. Department of Housing and Urban Development HOME funds awarded to the City of San Diego (City) and City Affordable Housing Funds.

SDHC also authorized up to \$24.9 million in tax-exempt Multifamily Housing Revenue Bonds for this development, with the approval of the Housing Authority of the City of San Diego. The studios at Tizon will remain affordable for 55 years.



Homeownership Advisor Announcement
Program for First-Time Homebuyers of Color
September 15, 2023

Homeownership Advisor for First-Time Homebuyers of Color

SDHC launched a dedicated phone line and email address to connect first-time homebuyers of color with a Homeownership Advisor at SDHC to help them navigate the process necessary to become homeowners.

SDHC's Homeownership Advisor is available to answer questions, assess financial preparedness and, as needed, connect callers with organizations that provide the types of services they need to become ready to buy a home.

Major funding for the Homeownership Advisor, the phone line and SDHC's first-time homebuyer program for middle-income, Black, Indigenous, People of Color (BIPOC) households, announced in June, is from the Wells Fargo People's Wealth Opportunities Realized Through Homeownership (WORTH) initiative, a \$60 million national effort to address systemic barriers to homeownership for people of color. Wells Fargo awarded a \$7.5 million WORTH grant to SDHC, on behalf of the San Diego Homeownership Equity Collaborative, to help create 5,000 new homeowners of color in San Diego County by the end of 2025.

The Homeownership Advisor will assist middle-income and low-income first-time homebuyers of color.

[Read the News Release](#)

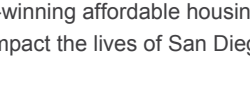
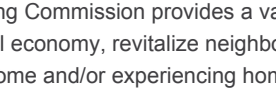
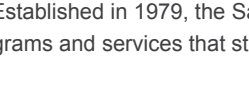
Four National Awards of Merit for SDHC

SDHC has earned four Awards of Merit from the National Association of Housing and Redevelopment Officials (NAHRO). The NAHRO Awards of Merit were presented October 5, 2023, at NAHRO's 2023 National Conference & Exhibition. NAHRO Awards of Merit recognize innovative housing and community development projects, programs and services.

SDHC's award-winning programs this year are:

- **Bond Recycling.** SDHC is one of the first agencies in the state to partner with the California Housing Finance Agency (CalHFA) to recycle tax-exempt Multifamily Housing Revenue Bonds. A shortage of these bonds has significantly slowed the production of affordable housing in California. Bond recycling allows for the use of bond capacity that is normally lost, and recycles bonds into a new project, without the use of tax credits.
- **Mariner's Village Rehabilitation.** Using a unique income-averaging approach to apply for low-income housing tax credits, SDHC worked with its nonprofit affiliate, Housing Development Partners, to secure financing and complete the first comprehensive rehabilitation of Mariner's Village in 34 years. This rehabilitation also extended the years of affordability for the 170 deed-restricted affordable rental housing units at Mariner's Village.
- **Credit-Building Loan Program.** To increase opportunities for self-sufficiency and quality of life for families with low income, the SDHC Achievement Academy offered a credit-building loan program in collaboration with the Local Initiatives Support Corporation and the International Rescue Committee Center for Economic Opportunity. A series of installment loans with no interest charges helped borrowers build their credit scores.
- **Emergency Housing Voucher Program.** SDHC helped eligible families lease rental homes with federal Emergency Housing Vouchers (EHV) more quickly than many other jurisdictions nationwide, even amid the challenges of a high-cost, low-vacancy rental housing market.

[Read the News Release](#)



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.