



- *Veterans Affairs Supportive Housing (VASH) Voucher Program* – The Housing Commission is requesting approval from HUD to update its VASH Voucher Program to remove the minimum rent requirement for participants.
- *Establishment of Alternative Reasonable Cost Limits* – The Housing Commission is requesting approval from HUD to update its Establishment of Alternative Reasonable Cost Limits activity to update the methodology to determine cost limits for affordable housing development or rehabilitation activities using MTW funds.
- *Rental Assistance Rent Reasonableness* – The Housing Commission is requesting approval from HUD on a new activity to modify the regulatory definition of rent reasonableness to limit Housing Choice Voucher rent increases to the lower of 5% plus the Consumer Price Index (CPI) or 10% within a 12-month period.

### **AFFORDABLE HOUSING IMPACT**

The initiatives contained in the FY 2025 MTW Annual Plan were designed to ensure program participants can access affordable housing within the City of San Diego by increasing the availability of rental units through development and preservation.

### **FISCAL CONSIDERATIONS**

The proposed funding sources and uses approved by this action, as specified in Section VII – Sources and Uses of Funding section of the FY 2025 MTW Plan, will be included in the FY 2025 Housing Commission proposed budget.

### **HOUSING COMMISSION STRATEGIC PLAN**

This item relates to Strategic Priority Area No. 1 in the Housing Commission Housing Commission Strategic Plan for Fiscal Year (FY) 2022-2024: Increasing and Preserving Housing Solutions.

### **EQUAL OPPORTUNITY CONTRACTING AND EQUITY ASSURANCE**

The following expanded community outreach efforts have been undertaken to proactively support the Commission's commitment to equity and inclusivity:

- Increased the number of residents receiving letters from 200 households to 2,500 households that informs them of the MTW Plan and public comment period that includes households who may be directly impacted by the activities proposed in the Plan;
- Uploaded the Plan and information to the Agency's community engagement platform;
- Emailed information on the Plan and public comment period to every household on the Commission's Housing Choice Voucher program whose email address is on file: and
- Developed a high-level overview of the MTW Plan and activities being proposed which has been translated into all seven languages included in the Commission's Language Access Plan.

### **PREVIOUS COUNCIL and/or COMMITTEE ACTION**

#### **MTW Annual Plans**

On December 2, 2008, and November 21, 2008, the Housing Authority of the City of San Diego (Housing Authority) and the Housing Commission Board, respectively, authorized the Housing Commission to submit an application for reactivation of the Housing Commission's status as an MTW site and to submit the Housing Commission 2010 MTW Annual Plan to HUD.

On July 10, 2012, the Housing Authority approved resolution HA-1562, which delegated authority to

the Housing Commission Board to “make amendments to and adopt Administrative Plans and MTW initiatives as authorized by San Diego Municipal Code 98.0301(d)(3) and 98.0301(7).”

The Housing Commission Board previously has authorized the submission of MTW Annual Plans and Amendments each year for FY 2011 (July 1, 2010 – June 30, 2011) through FY 2024 (July 1, 2023 – June 30, 2024).

At the request of then-Councilmembers Georgette Gómez and Barbara Bry, pursuant to San Diego Municipal Code Section 98.0301(e)(2), the FY 2019 MTW Annual Plan was presented to and approved by the Housing Authority on April 9, 2018 (Resolution HA-1778). In this instance, once this matter was referred to the Housing Authority for final action, by the request of then-Councilmembers Georgette Gomez and Barbara Bry, in accordance with Section 98.0301(e)(2), the Chair of the Housing Authority, who is the Council President, set the matter on the next available agenda of the Housing Authority, and the action taken by the Housing Commission was advisory only. The final action on the matter was made by the full Housing Authority of the City of San Diego.

#### Standard Agreement

On June 17, 2016, the Housing Commission Board authorized the submission of the Housing Commission MTW Agreement Extension.

On May 1, 2020, the Housing Commission Board authorized the Amendment to Attachment C of the Standard MTW Agreement to HUD.

#### **COMMUNITY PARTICIPATION and PUBLIC OUTREACH EFFORTS**

The Housing Commission’s MTW Annual Plan and a notice of public hearing were posted for a public comment period of 30 days on January 12, 2024. To promote community and participant involvement, the Housing Commission placed notices in local newspapers, including San Diego’s largest circulation newspaper. Invitation letters were sent to a group of rental assistance participants requesting their participation. Additionally, invitation letters were emailed to over 10,000 households requesting their participation. The public hearing was held January 25, 2024, and all feedback and comments from the public relating to the plan were taken into consideration.

#### **KEY STAKEHOLDERS and PROJECTED IMPACTS**

The MTW program affects current and future Housing Choice Voucher and Public Housing participants and property owners. The intended impact of this program is to utilize federal dollars more efficiently, increase housing choice in the City, and encourage self-sufficiency among participants. The initiatives proposed in the FY 2025 MTW Annual Plan will increase the availability of affordable rental units to low-income families.

#### **ENVIRONMENTAL REVIEW**

The activity is not a project as defined by the California Environmental Quality Act Section 21065 and State CEQA Guidelines Section 15378(b) (4) as a government fiscal activity that does not involve commitment of funds to a specific project and Section 15378(b) (5) as an administrative activity of government that will not result in direct or indirect physical changes in the environment. The determination that this activity is not subject to CEQA, pursuant to Section 15060(c) (3), is not appealable and a Notice of Right to Appeal the Environmental Determination (NORA) is not required. Processing under the National Environmental Policy Act is not required as no federal funds are involved in this action.

Respectfully submitted,

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Approved by,

*Jeff Davis*

Jeff Davis  
Deputy Chief Executive Officer  
San Diego Housing Commission

Attachments: Draft Fiscal Year 2025 MTW Plan

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