



SAN DIEGO  
HOUSING  
COMMISSION

We're About People

# San Diego Housing Commission (SDHC)

## Moving Forward

### Fiscal Year (FY) 2025 Moving to Work (MTW) Annual Plan Amendment

Presentation to the SDHC Board of Commissioners

April 12, 2024

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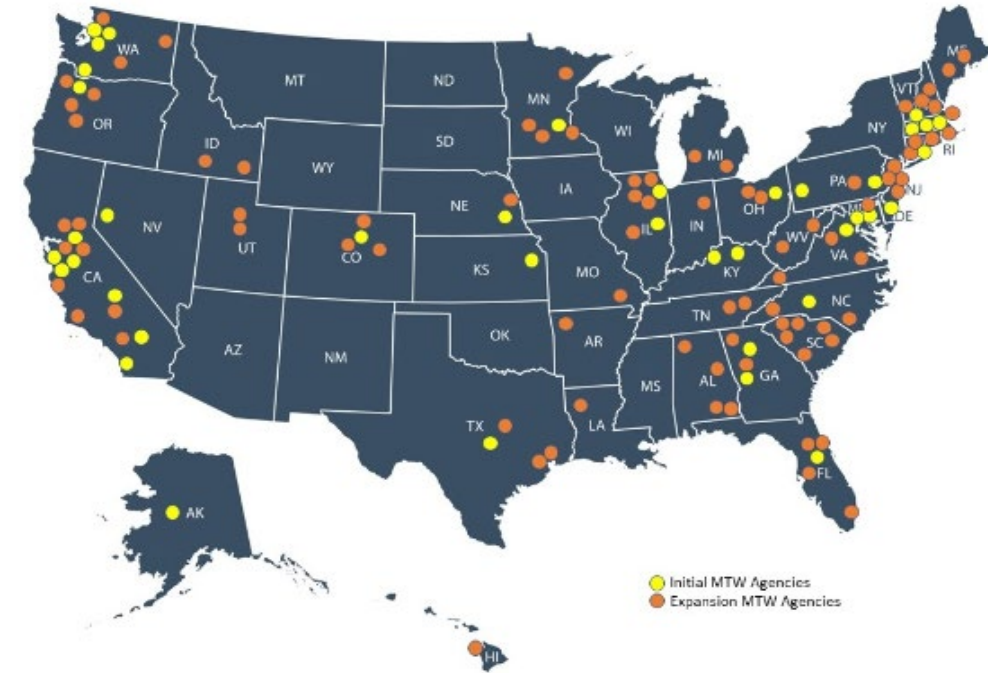
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# SDHC – FY 2025 MTW Annual Plan Amendment

## What is MTW?

- MTW allows SDHC to design innovative, cost-effective ways of providing housing assistance to families with low income.
- SDHC is one of 39 original MTW agencies out of approximately 3,200 public housing authorities nationwide.
- A total of 139 agencies now have MTW status either under the original agreement or as an expansion cohort.
- Three statutory MTW objectives:
  - Reduce costs (increase efficiency) in federal expenditures.
  - Help families to become economically self-sufficient.
  - Improve housing choices for families.



# SDHC – FY 2025 MTW Annual Plan Amendment

## Re-Proposed Activity: 2025-1. Rental Assistance Rent Reasonableness

### SDHC Board-Approved FY 2025 MTW Plan Activity

- Rent reasonableness ensures the contract rents for housing units leased by Housing Choice Voucher households are comparable to similar market-rate units.
- Activity proposes 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, subject to rent reasonableness.
- The SDHC Board approved this activity, and the U.S. Department of Housing and Urban Development (HUD) is reviewing it as part of SDHC's FY 2025 MTW Annual Plan.

### Proposed Updates to Activity

- SDHC proposes to modify the activity so rent increases for project-based housing vouchers will be limited to the lowest of 5% plus CPI, 10%, or the payment standard, subject to rent reasonableness.
- SDHC dedicates many of its project-based housing vouchers for permanent supportive housing, which assists the City's most vulnerable, lowest income, and formerly unhoused households.
- This activity update will help prevent rent premiums and enhance long-term housing stability for these households.



# SDHC – FY 2025 MTW Annual Plan Amendment

## New Activity Proposal: 2025-2. Expedited Eligibility and Leasing Exceptions

- SDHC experienced success with the waivers implemented for the Coronavirus Aid, Relief, and Economic Security (CARES) Act and the Emergency Housing Voucher (EHV) program to expedite housing placements and maintain housing stability.
- Activity requests similar waivers to streamline processes for new admissions to allow eligibility determinations and approval of housing for unhoused populations to be completed in the shortest time possible.

### Waivers Requested

- Verification of legal identity and social security number – waive the requirement for original documents.
- Citizenship verification – accept signed self-certification of applicant’s eligible non-citizen status and require documentation be provided and verified within 90 days of the new admission.
- Income verification – accept self-certification of income and/or expenses without notarization.
- Additional flexibilities for Permanent Supportive Housing (PSH) Programs
  - Criminal background check
  - Tenant briefing



# SDHC – FY 2025 MTW Annual Plan Amendment

## New Activity Proposal: 2025-2. Expedited Eligibility and Leasing Exceptions

### Impact Analysis

- Approval of these measures will streamline the process for new admissions of vulnerable populations, including people experiencing homelessness, to allow eligibility determinations and approval of housing to be completed in the shortest times possible.
  - This is essential to place vulnerable households into the limited supply of housing as it becomes available in San Diego.
- SDHC experienced success with the waivers implemented in the CARES Act to expedite housing placements and maintain housing stability.
  - 99% of new admission households who utilized these waivers remained compliant with follow-up verification of identity, Social Security, citizenship status and income.



# SDHC – FY 2025 MTW Annual Plan Amendment

## New Activity Proposal: 2025-3. Family Unification Program (FUP)/ Foster Youth to Independence (FYI)

- The Fostering Stable Housing Opportunities (FSHO) amendments made changes to FUP Youth vouchers to provide eligible youth with an extension of voucher assistance for up to 24 months.
- Youth must be participating in a Family Self-Sufficiency (FSS) program or engaged in education, workforce development, or employment activities for at least 9 of the 12 months preceding the extension.
- FSHO compliance is set on an annual basis at the end of 36-month and 48-month time periods.

### **Activity Proposal**

- SDHC proposes to modify the time for verification of eligibility for subsidy extension to review at the end of 24-month and 48-month time periods.
- This will increase the number of youth eligible for program extensions, provide participating youth additional time to implement the criteria to meet extension requirements for rental assistance, increase self-sufficiency, and align with SDHC's biennial recertification cycle.

### **Impact Analysis**

- 40% of participants would benefit from this activity because they are currently not enrolled in the Family Self-Sufficiency Program.



## Questions & Comments

