SAN DIEGO HOUSING COMMISSION

"We're About People"

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SAN DIEGO HOUSING COMMISSION

San Diego Housing Commission Moving to Work Agency

September 30, 2014

San Diego Housing Commission
1122 Broadway, Suite 500
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www.sdhc.org

Notes

Notes

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Message from the CEO

The San Diego Housing Commission (SDHC) enhances the impact of its federal housing vouchers and its affordable housing developments by participating in the federal "Moving to Work" (MTW) program.

SDHC is one of only 39 public housing authorities nationwide, out of 3,400, to receive an MTW designation from the U.S. Department of Housing and Urban Development (HUD).

As an MTW agency, SDHC creates innovative, cost-effective approaches for providing housing assistance to low-income families, using a combination of federal funding allocated to SDHC for public housing and Housing Choice Voucher (HCV) Section 8 rental assistance.

SDHC has implemented a variety of new housing assistance approaches, such as:

- Becoming one of the first public housing authorities in the nation to receive approval from HUD to use federal Sponsor-Based Housing Vouchers to make housing available for homeless San Diegans;
- Expanding SDHC's allocation of federal Project-Based Housing Vouchers to prevent and address homelessness in the City of San Diego;
- Creating the SDHC Achievement Academy, which emphasizes career planning, job skills and personal financial education—at no cost to federal HCV rental assistance participants and public housing residents; and

Veterans Affairs Supportive Housing (VASH) Vouchers – SDHC Partnership

In addition to the programs carried out under its MTW designation, SDHC also supports military veterans by administering federal housing vouchers from HUD for veterans.

In 2014, SDHC received an additional 177 federal housing vouchers to provide rental assistance to homeless veterans.

HUD allocates these vouchers through its Veterans Affairs Supportive Housing (VASH) program.

The VASH voucher program was created as a result of federal legislation passed on December 26, 2007, to help homeless veterans rebuild their lives. HUD has allocated VASH vouchers every year since 2008.

SDHC partners with the San Diego Healthcare System of the U.S. Department of Veterans Affairs (VA) to provide VASH vouchers. The VA provides clinical health and case management services to VASH voucher recipients.

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

SDHC has received 797 VASH vouchers since the program began. The estimated total annual value of these vouchers is $6,819,132.

Alpha Square

Artist's Rendering

The development of Alpha Square will provide 201 affordable apartments for low-income and very low-income individuals and homeless San Diegans, replacing Hotel Metro, which is located in two buildings at 434 13th Street and 435 13th Street. Expected completion: September 2015

- Federal Vouchers: SDHC awarded 76 Project-Based Housing Vouchers (Estimated Annual Value: $756,048).
- SDHC authorized the issuance of $6.29 million in Multifamily Housing Revenue Bonds, administered by the state. The San Diego City Council, sitting as the Housing Authority of the City of San Diego, approved the bonds.
- Partnership: SDHC, Civic San Diego, City of San Diego, Chelsea Investment Corporation and Alpha Project for the Homeless
- Affordable to residents with incomes up to 50 percent of AMI, currently $27,650 a year for one person
- Remains affordable: 55 years

- Providing more than $8.296 million in MTW funds to renovate the historical Hotel Churchill in Downtown San Diego to create 72 studios—56 for homeless veterans and 16 for transitional age youth.

In addition to the innovation fostered by the MTW program, SDHC reached a landmark agreement with HUD in 2007 that transferred ownership of 1,366 public housing units to SDHC – the largest public housing conversion at the time.

Implementing an innovative Finance Plan, SDHC leveraged the equity from these properties to create 810 additional affordable housing units in five years in the City of San Diego through direct aquisitions and partnerships.

In addition, when these former public housing units converted, residents were provided with federal HCV rental assistance. They could then use the vouchers at their existing units, or take them with them as rental assistance to another rental home of their choice.

This expanded the opportunities for affordable housing to hundreds of additional San Diego families and provided them with more choices.

At SDHC, "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
San Diego Housing Commission

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Atmosphere

Artist's Rendering

Atmosphere will provide 202 affordable housing apartments in downtown San Diego for extremely low-, very low- and low-income households, including homeless adults. Estimated Completion: December 2016.

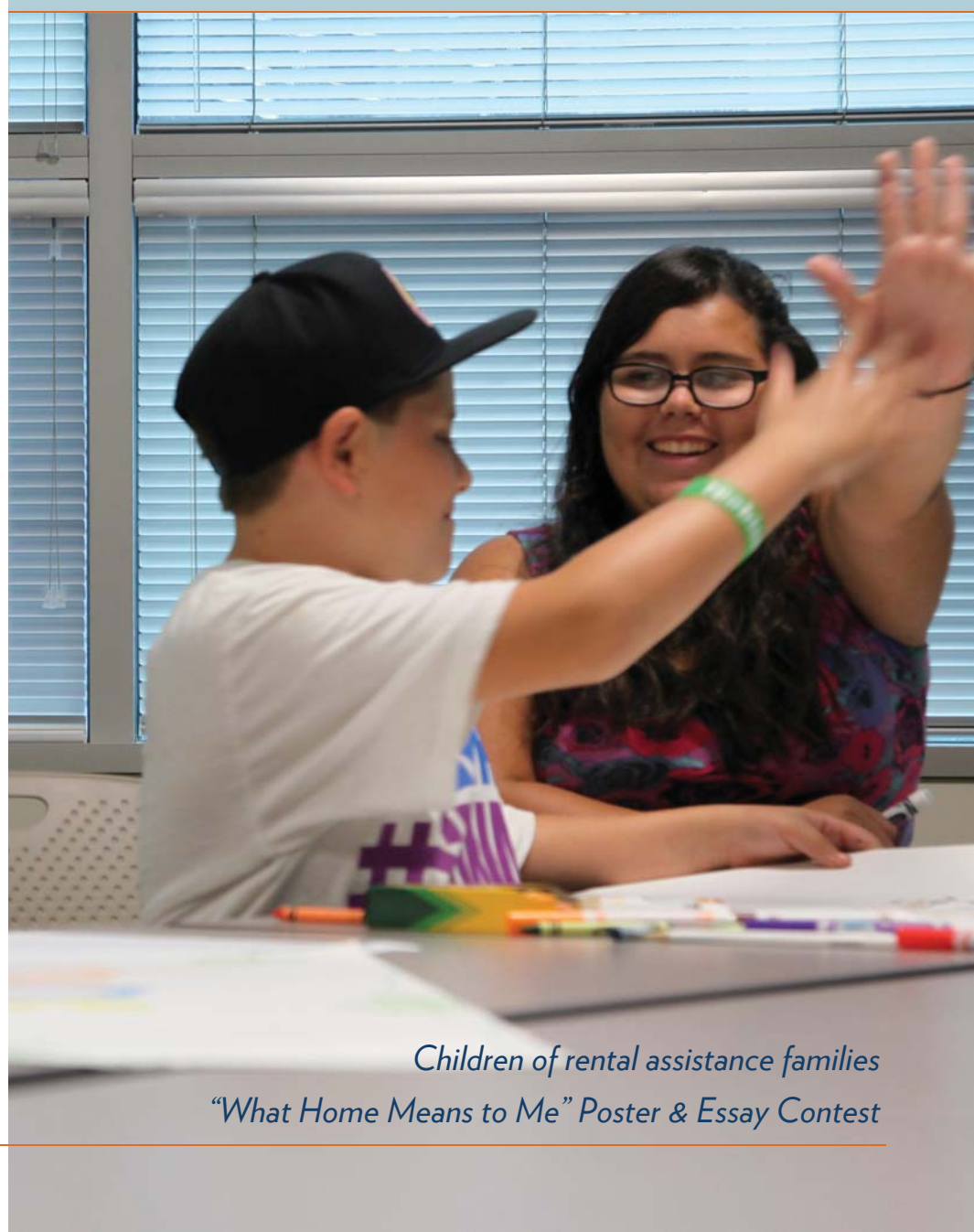
- Federal Vouchers: SDHC awarded 51 Project-Based Housing Vouchers (Estimated Annual Value: $507,348).
- SDHC investment: $3 million loan
- The San Diego City Council, sitting as the Housing Authority, has approved initial steps toward the issuance of up to $28.75 million in Multifamily Housing Revenue Bonds, administered by the state.
- Partnership: SDHC, Civic San Diego, City of San Diego and Wakeland Housing and Development Corporation
- Affordable to residents with incomes up to 60 percent of AMI, currently $33,180 a year for one person
- Remains affordable: 55 years

Celadon at Ninth & Broadway

Currently under construction, the development of Celadon at Ninth and Broadway will provide 248 affordable apartments, including 88 for individuals at risk of homelessness, including youth and adults who need mental health services. Expected completion: January 2015.

- Federal vouchers: SDHC awarded 88 federal Project-Based Housing Vouchers, with an estimated annual value of $875,424, to be used for the supportive units.
- Partnership: SDHC and BRIDGE Housing Corporation
- SDHC authorized the issuance of $21.6 million in multifamily housing revenue bonds, administered by the state. The San Diego City Council, sitting as the Housing Authority of the City of San Diego, approved the bonds.
- The 17-story, $74.3 million building, which had its groundbreaking on February 8, 2013, is scheduled for completion in 2015.
- Affordable to residents with incomes up to 60 percent of San Diego Area Median Income (AMI), currently $33,180 a year for one person
- Remains affordable: 55 years

Federal Rental Assistance Provider



Children of rental assistance families
"What Home Means to Me" Poster & Essay Contest

SDHC:
Federal Rental Assistance Provider

SDHC Federal Rental Assistance Participants

SDHC provides federal HCV rental assistance to low-, very low- and extremely low-income families in the City of San Diego—the eighth largest city in the nation, second in California.

The HCV program is SDHC's largest, providing rental assistance to approximately 14,400 households.

Approximately 54 percent of HCV households are elderly or disabled. Approximately 46 percent are identified as able to work (Work-Able).

In addition to the HCV program, SDHC administers:

- 797 Veteran's Affairs Supportive Housing (VASH) vouchers;
- 200 Non Elderly Disabled (NED) vouchers; and
- 100 Family Unification Program (FUP) vouchers.

MTW Initiatives

SDHC creates MTW initiatives to meet the specific housing needs of the San Diego community and fulfill the MTW program's statutory objectives: use federal dollars more efficiently, help residents on their path to economic independence; and improve housing choices for low-income families.

Connections Housing Downtown Success

Richard - Connections Housing Downtown Resident

"You're just in survival mode every day," Richard, 52, said in an unmistakable Boston accent.

From 2006 to 2012, Richard made his home in an abandoned building, on the streets of Downtown San Diego in front of the old Central Library on E Street or at the City of San Diego's Single Adult Emergency Winter Shelter.

On April 1, 2013, Richard moved into one of the 73 studio apartments at Connections Housing Downtown, providing him a "home base" where he could rebuild his life.

One of the federal Project-Based Housing Vouchers awarded by SDHC to Connections Housing Downtown helps Richard pay rent.

"The voucher just changed everything for me," said Richard, who filled out his apartment with plants grown from cuttings and furniture purchased from the Salvation Army thrift store. "If I didn't have a home base, none of this would have happened."

He received assistance at the PATH Depot Multi-Service Center to apply for Social Security disability benefits, but hopes any assistance will be only temporary until he finds work.

Connections Housing Downtown

SDHC played a key role in the creation of Connections Housing Downtown, a City-sponsored, year-round, one-stop homeless center that provides housing and services for 223 homeless individuals. It held its grand opening on March 11, 2013.

- Federal vouchers: SDHC awarded 89 federal, Project-Based Housing Vouchers for 73 permanent residential studio units and 16 special needs emergency units.
- SDHC provided a $2 million loan to support the $38 million rehabilitation and development.
- Partnership: SDHC contracts with People Assisting the Homeless (PATH) San Diego to operate a total of 150 interim housing beds at Connections Housing Downtown on behalf of the City of San Diego. PATH Ventures was co-developer of the project with Affirmed Housing Group.
- On-site health clinic is operated by Family Health Centers of San Diego.
- SDHC awarded 50 additional federal Sponsor-Based Housing Vouchers 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 services.

Creating Administrative Efficiencies- MTW Initiative

Housing Quality Standards (HQS) inspections for all units will be conducted once every two years (biennial) instead of every year, tentatively scheduled to be implemented in 2015.

SDHC previously modified the inspection procedure in 2009 to place qualified units on a biennial inspection schedule.

To qualify for the biennial inspection schedule, a unit was required to pass its HQS inspection on the first visit two times in a row.

The 2009 policy change has proved successful, simplifying the HQS process for all tenants, landlords and SDHC staff.

Path to Success - MTW Initiative

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

Path to Success modifies the method used to determine the monthly rent payment amounts for HCV and public housing participants.

Implemented on July 1, 2013, Path to Success also sets minimum monthly rent payment amounts for Work-Able program participants.

The initial minimum monthly rent payment amounts are based on California's minimum wage standards—$8/hour at the time the program was implemented.

As this Work-Able population contributes more toward their rents, SDHC's goal is to expand the HCV program to those families on the waiting list if it is financially feasible to do so.

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

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 spouse, head or co-head of the household.
- Income and household circumstances are reviewed every two years instead of annually.

Hardship Policy

- Families may apply for a temporary hardship exemption from the minimum monthly rent payment amounts.
- All hardship requests must be submitted in writing.
- Households MUST participate in SDHC Achievement Academy "work readiness" programs for the duration of the hardship period, if approved.

Portability Policy

- Work-Able families may only move to another jurisdiction with their HCV rental assistance if they request and receive an exception, such as: employment opportunities, education, safety reasons, a medical/disability need, or other exceptions determined on a case-by-case basis.
- This policy does not affect Elderly/Disabled families.

Hotel Sandford

SDHC Property - 1301 5th Avenue, San Diego, CA 92101

39 Federal Project-Based Housing Vouchers

Built in 1914, the renovated Hotel Sandford, owned by SDHC, is preserving 129 Single-Room Occupancy units with bathrooms for low-income seniors with incomes up to 60 percent of the San Diego Area Median Income (AMI).

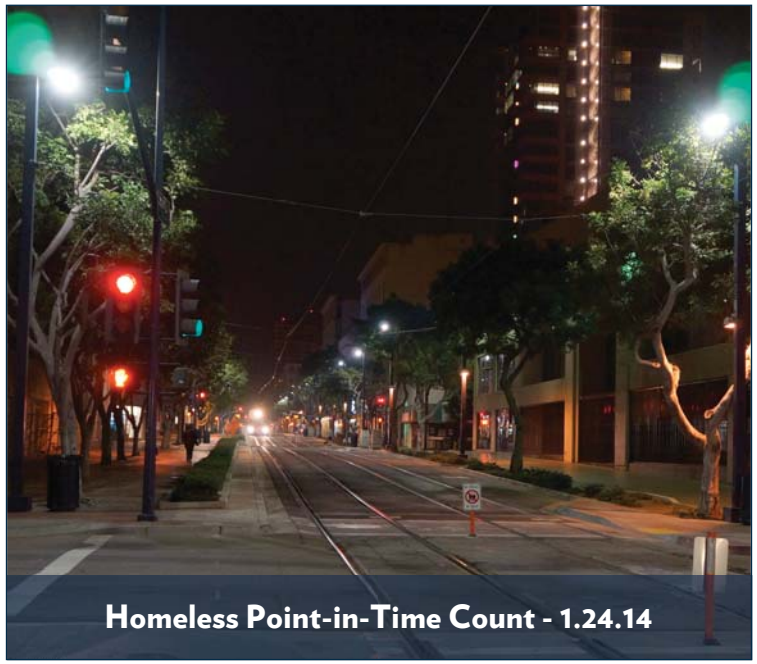
SDHC directed 39 federal Project-Based Housing Vouchers, with an estimated annual value of $387,972, to Hotel Sandford.

Housing First Tools: Project-Based Housing Vouchers - MTW Initiative

Federal Project-Based Housing Vouchers link rental assistance to specific housing programs, including transitional housing.

SDHC obtained approval from HUD in 2010, to expand the use of federal Project-Based Housing Vouchers to address and prevent homelessness.

SDHC has awarded a total of 476 federal Project-Based Housing Vouchers to 13 housing programs, These vouchers have an estimated annual value of $4,735,248.



Homeless Point-in-Time Count - 1.24.14

662 Unsheltered Homeless in Downtown San Diego

SDHC Achievement Academy - MTW Initiative

SDHC Achievement Academy

Computer Training Class 1.30.14

SDHC guides Work-Able families to become more financially self-reliant at the SDHC Achievement Academy.

An MTW initiative, the SDHC Achievement Academy is a state-of-the-art learning and resource center and computer lab with programs that emphasize career planning, job skills and personal financial education—at no cost to federal HCV rental assistance participants and public housing residents.

The main program offered at the SDHC Achievement Academy is the Family Self-Sufficiency (FSS) program.

With MTW flexibility, SDHC redesigned the FSS program to enhance participation and to provide opportunities to help families become more financially self-reliant.

FSS is a voluntary, two-year program for adults that offers an array of courses.

These courses include job training, career planning and financial literacy education, such as budgeting, saving, establishing good credit and income tax preparation.

SDHC: Federal Rental Assistance Provider

Through a federal program, a special, interest-bearing escrow account is established for qualified FSS participants. Participants will receive the funds upon graduation.

Participants also may receive additional credits to their account as they achieve their goals, such as receiving a General Educational Development (GED) test certificate.

SDHC Achievement Academy Employment Recruitment Fairs Participating Employers

AccentCare	Men's Wearhouse
Ace Parking	Metropolitan Transit System
Advantage OnCall Staffing	Neighborhood House Association
Allied Barton Security Services	Office Team
Arc of San Diego	ResCare HomeCare
AT&T	ResCare OJT
Childcare Careers	Ross
City of San Diego	Salvation Army
County of San Diego	San Diego Futures Foundation
Downtown San Diego Partnership Clean & Safe	San Diego Marriott Marquis & Marina
Goodwill Industries	San Diego Workforce Partnership
Hilton San Diego Bayfront	San Ysidro Health Centers
Home Depot (Market Street)	Securitas
Home Instead Senior Care	Sedona Staffing
Labor Ready	SoCal Laborers Apprenticeship
LAZ Parking	Sodexo
Macy's Downtown	State Farm
Macy's of National City	United Parcel Service (UPS)
Manpower	UCSD
Marriott Gaslamp	YMCA

Addressing Homelessness: Housing First Tools

The Churchill

With more than $8.296 million in MTW funds, the historical Hotel Churchill is being renovated to create 72 affordable studio apartments for homeless individuals.

SDHC and its nonprofit affiliate, Housing Development Partners (HDP), are collaborating to preserve this affordable housing, which will be renamed The Churchill.

The $17 million rehabilitation project will set aside 56 units for veterans and 16 units for transitional age youth.

The Churchill will include on-site social services and case management for residents, a prime example of the Housing First model at work.

SDHC also directed 72 Sponsor-Based Housing Vouchers, with an estimated annual value of $813,888, to support housing at The Churchill.

An opening is tentatively set for early 2016.

Addressing Homelessness: Housing First Tools

In 2010, the United States Interagency Council on Homelessness declared, "Stable housing is the foundation upon which people build their lives."

The Housing First model is to provide housing as quickly as possible, with supportive services as needed, according to the National Alliance to End Homelessness.

SDHC is a driving force behind the Housing First model in the City of San Diego, directing federal housing resources to achieve the goal of ending homelessness.

Housing First Tools: Sponsor-Based Housing Vouchers - MTW Initiative

As an MTW agency, SDHC on July 1, 2010, became one of the first public housing agencies in the nation to receive approval from HUD to use federal Sponsor-Based Housing Vouchers to provide long-term housing for chronically homeless individuals.

SDHC became a "Housing First" leader in the City, awarding federal Sponsor-Based Housing Vouchers to nonprofit organizations, or "sponsors," that provide supportive services to homeless San Diegans.

These federal Sponsor-Based Housing Vouchers are used to help homeless individuals move into permanent supportive or longer-term housing as quickly as possible, where they can receive physical and mental health services and other assistance to target their specific needs and stabilize their lives.

Since 2010, SDHC has awarded 358 federal Sponsor-Based Housing Vouchers with an estimated annual value of $4,046,832.

SDHC Achievement Academy 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** *- Partner: San Diego Futures Foundation*
Checking and Savings *- Partners: Money Management International; Nova Debt; and US Bank*	**Cover Letters** *- Partners: Manpower and Metro Career Center*
Consumer Credit Counseling *- Partner: Springboard*	**Health Care Career Options** *- Partner: Metro Career Center*
Credit and Debt *- Partners: Citibank; Money Management International; Nova Debt; and Springboard*	**How to Build a Résumé** *- Partners: Manpower and Metro Career Center*
Homebuyer Education *- Partner: Community HousingWorks*	**How to Find Hidden Jobs** *- Partner: Metro Career Center*
Homeownership Orientation *- Partner: Housing Opportunities Collaborative*	**Business Financing** *- Partner: ACCION San Diego*
Taxes and Earned Income Tax Credit *- Partners: Citibank; Home Start; and US Bank*	**Job Search Assistance** *- Partners: Manpower and Metro Career Center*
Tenant Rights and Responsibilities *- Partner: Housing Opportunities Collaborative*	**Job Training Orientation** *- Partner: Comprehensive Training Systems*
Academic and Employment (Employment Under 18, College Applications, Reading Club) *- Partners: Metro Career Center and Manpower*	**Outreach Worker Job Opportunities Session** *- Partners: The Harris Group, a subcontractor of SDG&E, and Local Initiatives Support Corporation (LISC) San Diego*
AT&T Job Opportunities Session *- Partner: AT&T*	**Overcome Barriers to Full-Time Employment** *- Partner: Metro Career Center*
Building Interview Skills *- Partners: Manpower; Metro Career Center; United Way of San Diego County*	**Skills and Accomplishments** *- Partners: Metro Career Center and Manpower*
Using Social Media for Job Searches *- Partner: Microsoft Store*	**Job Skills (Conflict Resolution, Problem Solving, Customer Service, Accountability)** *- Partner: Metro Career Center*

SDHC Achievement Academy Funding Partners 2013	
Organization	**Funding**
U.S. Department of Housing and Urban Development (HUD) *2012 Housing Choice Voucher Family Self-Sufficiency Coordinator Grant*	$408,798
United Way of San Diego County *Bright Futures Adult Grant*	$42,042
Local Initiatives Support Corporation (LISC) *Financial Opportunity Center Grant*	$135,000

Profile - "A New Beginning"

Laura - Single Mom &
SDHC Achievement Academy Success

Laura, 29, a single mother of four, achieved "a new beginning" with help from the SDHC Achievement Academy.

Laura began participating in the SDHC Achievement Academy soon after she started receiving federal HCV rental assistance from SDHC two years ago.

SDHC Achievement Academy workshops about job posting websites, interview questions and how to write resumes and cover letters helped Laura succeed in her job search.

"You have to put yourself out there and not be the same as everybody else," Laura said of what she learned at the SDHC Achievement Academy. "And the same resume—you've got to make it different."

Laura was hired in December 2012 as a certified nursing assistant at a rehabilitation center, starting a career in health care that she "really wanted." Approximately a year ago, Laura changed jobs, achieving her goal of working at a local hospital.

"It just inspires me even more to continue with my education and to be able to advance in my career," Laura said.

Addressing Homelessness: Housing First Tools

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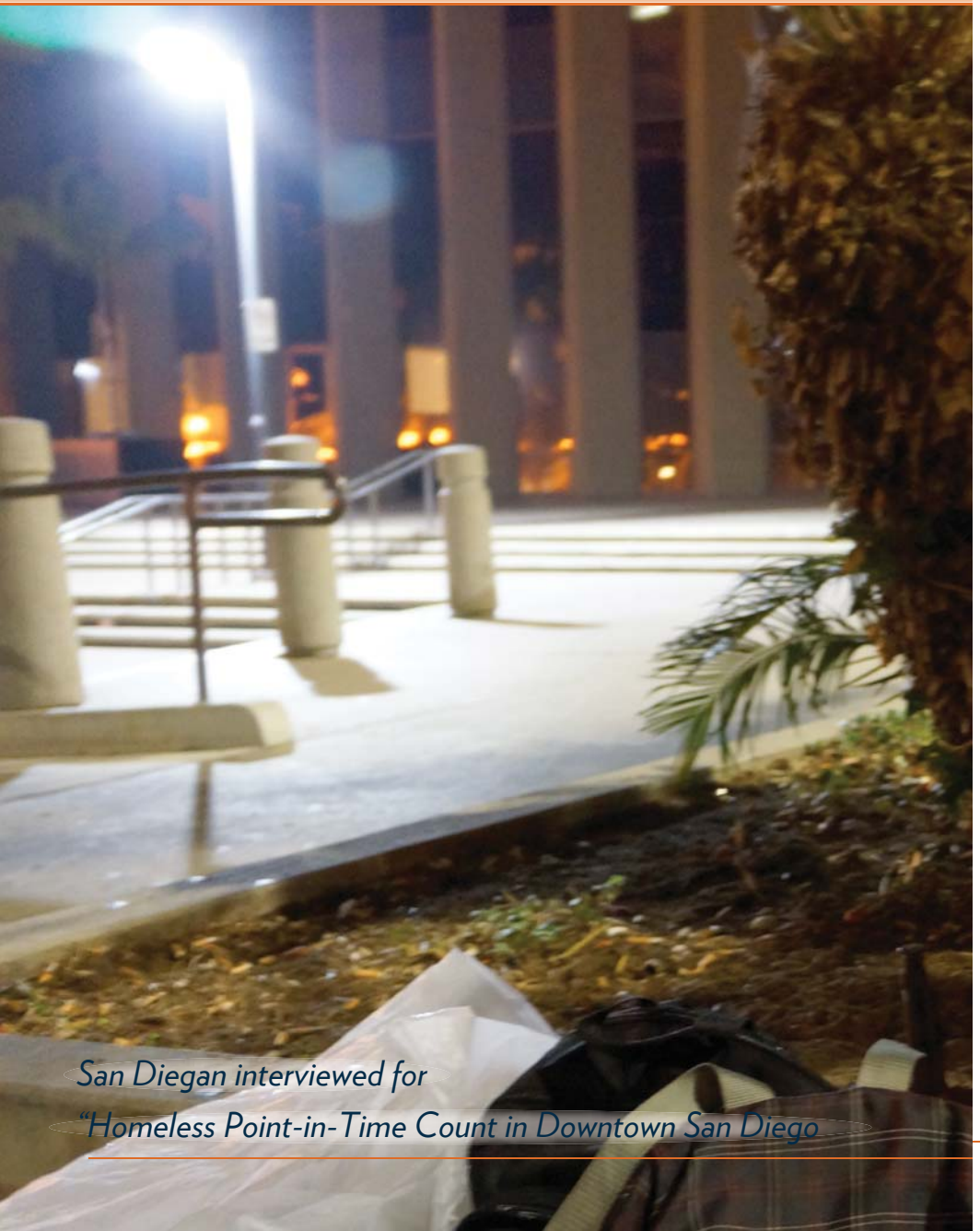


San Diegan interviewed for "Homeless Point-in-Time Count in Downtown San Diego

SDHC Achievement Academy

SDHC Achievement Academy – National Award of Merit

The SDHC Achievement Academy received an Award of Merit in Housing and Community Development from the National Association of Housing and Redevelopment Officials (NAHRO) at the NAHRO Summer Conference in Tampa, Florida on July 17, 2014.

SDHC Chairman of the Board Gary Gramling (left) presented the Award of Merit at the SDHC Board of Commissioners' meeting on August 1, 2014, to SDHC Achievement Academy Director Stephanie Murphy (right).

Choice Communities - MTW Initiative

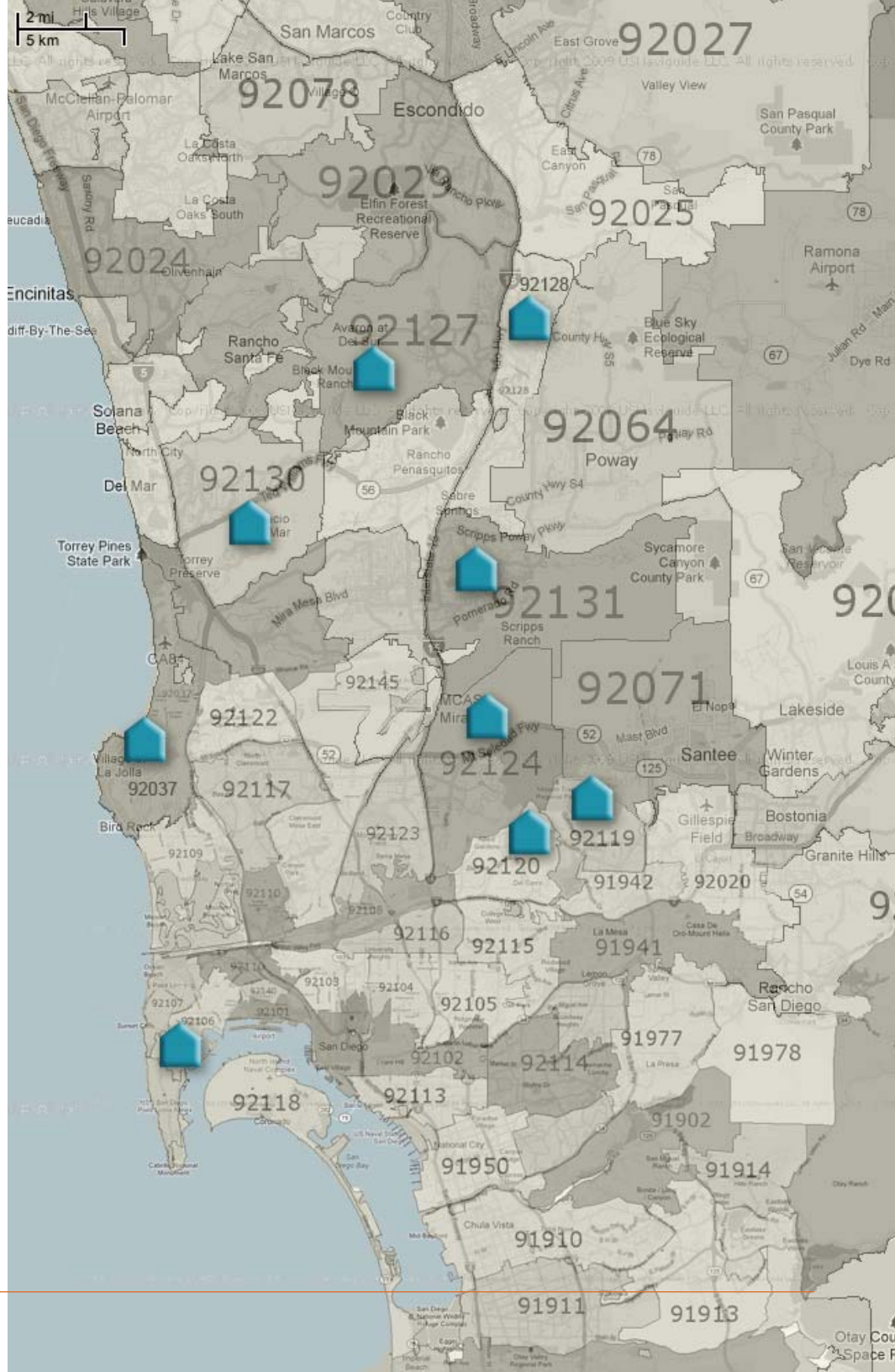
Low-income families in the City of San Diego have been able to move to areas with more transportation, schools and employment opportunities because of SDHC's Choice Communities program.

This MTW program helps federal HCV rental assistance participants move to low-poverty neighborhoods in the City of San Diego.

Since SDHC's Choice Communities program began on January 1, 2010, 217 low-income families have moved into a Choice Community, including 45 in 2013.

SDHC's Choice Communities program allows participating families to increase the percentage of monthly adjusted income they pay toward rent from 40 percent to 50 percent so they can move to these communities of enhanced opportunities.

In addition, SDHC's 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; and
- Provides additional resources, information and guidance to families interested in moving to one of the specified low-poverty Choice Communities.

SDHC's security deposit assistance loans, totaling $54,350 in 2013, helped 41 federal HCV rental assistance families move.