



SAN DIEGO  
HOUSING  
COMMISSION

## REPORT TO LAND USE & HOUSING

**DATE ISSUED:** July 2, 2012

**REPORT NO:** LUH12-003

**ATTENTION:** Chair and Members of the Land Use & Housing Committee  
For the Agenda of July 11, 2012

**SUBJECT:** Workshop Presentation and Discussion: Moving to Work (“MTW”) Initiative and  
Fiscal Year 2013 MTW Annual Plan Update

**COUNCIL DISTRICT:** Citywide

**THIS IS INFORMATIONAL. NO ACTION IS REQUIRED BY THE COMMITTEE.**

### **SUMMARY:**

The San Diego Housing Commission (“Housing Commission”) was reinstated as a Moving to Work (“MTW”) agency in January 2009. The purpose of the MTW demonstration program is to provide public housing authorities the flexibility to design and test various approaches for providing and administering housing assistance to achieve the following statutory objectives:

- Reduces cost and achieves greater cost effectiveness in federal expenditures;
- Gives incentives to families with children where the head of household is working, seeking work, or is preparing for work by participating in job training, educational programs, or programs that assist people to obtain employment and become economically self-sufficient; and
- Increases housing choices for low-income families.

Since reinstatement, the Housing Commission has proposed and received Housing and Urban Development Department (“HUD”) approval to implement 21 initiatives. Housing Commission staff recently submitted the draft Fiscal Year 2013 MTW Plan to HUD containing seven new initiatives, two of which are designed to provide assistance to the homeless population.

During the July 2012 Land Use & Housing meeting, Housing Commission staff will provide informational status updates on selected initiatives implemented thus far, as well as provide an overview of relevant MTW activities currently pending HUD approval.

No action will be taken during the meeting on July 11, 2012 as the presentation is for informational purposes only.

### **FISCAL CONSIDERATIONS:**

MTW is a program allowing participating agencies to use existing Housing Choice Voucher and Public Housing revenues with significantly more discretion and flexibility than allowed under current Housing Choice Voucher and Public Housing regulations. Proposed uses of these funds under the MTW program must be pre-approved via submission of an Annual MTW Plan and MTW Agreement Amendments for subsequent changes to HUD. Approval of Annual Plans and any Amendments allocate funds to activities as described in this Board Report and will not change the total amount of revenues or

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Workshop & Discussion: Moving to Work

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expenditures under the MTW program and as such has no impact on the approved Fiscal Year 2013 Housing Commission Budget.

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

On March 16, 2012 the Housing Commission authorized the submission of the SDHC 2013 MTW Annual Plan to HUD, similar to previous years.

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

**COMMUNITY PARTICIPATION and PUBLIC OUTREACH EFFORTS:**

Per the MTW standard agreement, a Public Hearing and 60-day public comment period are required components of the MTW Annual Plan submission process. To promote community and participant involvement, notification of the Public Hearings is conducted via notices placed in four local newspapers. Personal invitations are also issued to interested stakeholders and program participants/residents. All comments and feedback are considered while finalizing each Plan for Board and HUD approval.

**KEY STAKEHOLDERS and PROJECTED IMPACTS:**

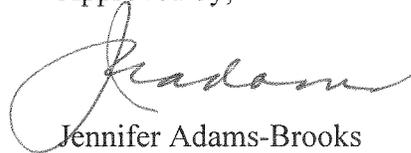
The MTW program affects current and future Section 8 and Public Housing participants and owners. The intended impact of this program is to streamline family and agency administrative obligations, create more affordable housing in San Diego, and help families gain education, training, skills and to assist with upward mobility.

Respectfully submitted,



Jeff Davis  
Senior Vice President  
Rental Assistance Department

Approved by,



Jennifer Adams-Brooks  
Executive Vice President & Chief of Staff  
San Diego Housing Commission

Hard copies are available for review during business hours in the main lobby of the San Diego Housing Commission offices at 1122 Broadway, San Diego, CA 92101 and at the Office of the San Diego City Clerk, 202 C Street, San Diego, CA 92101. You may also review complete docket materials on the San Diego Housing Commission website at [www.sdhc.org](http://www.sdhc.org).



SAN DIEGO  
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# San Diego Housing Commission

## Moving Forward: MTW Initiative Updates

Presentation to Land Use & Housing Committee  
July 11, 2012

Jeff Davis, Senior Vice President  
Jessica Adamo, Interim Project Manager  
Rental Assistance Department



# “We’re About People”

## SDHC Moving to Work (MTW) Initiatives

- **SDHC Moving to Work Agency**
  - One of 35 housing authority agencies in the nation designated by U.S. Department of Housing & Urban Development (HUD)
  - Provides flexibility to create and test innovative programs that address San Diego’s unique housing needs



*SDHC Moving to Work Agency*



# SDHC MTW Initiatives

## Path to Success – Increases Number of Families Served

- Modifies the method used to determine rent portion paid by families identified as able to work.
- Reduce average housing assistance payment of “Work-Able” families
- Guide Work-Able families toward self-sufficiency by enrolling them in the SDHC Achievement Academy’s programs



*SDHC's Achievement Academy Learning Center*



# SDHC MTW Initiatives

## Path to Success – Increases Program Capacity

- **Path to Success Goals**
  - Expected to increase the economic independence of those participants who are determined Work-Able
  - As participants increase income, program costs are reduced
  - The goal will be to increase the number of families served with additional vouchers and/or additional affordable units acquired



# SDHC MTW Initiatives

## Home of Your Own– Homeownership Program

- **Home of Your Own (HYO)**
  - Transfers rental assistance housing choice voucher to homeownership voucher
  - Families must meet required income levels
  - Ten families have purchased homes under the HYO program since implementation in late 2009
    - Seven regular market
    - Three foreclosures



# SDHC MTW Initiatives

## Choice Communities – Expanding Community Opportunities

- **Choice Communities**
  - Over 140 families have moved to “Choice Communities” from medium and high poverty areas since implementation in early 2010
  - Received security deposit loan assistance – 105
  - Received counseling on Choice Communities – 531



## SDHC MTW Initiatives

# SDHC Achievement Academy – Encouraging Self-Sufficiency

- **SDHC Achievement Academy**
  - Workforce Development
  - Income Supports (Benefits Screening)
  - Financial Literacy Education

\*In Fiscal Year 2012, SDHC Achievement Academy provided services to approximately 546 unduplicated program participants



# SDHC MTW Initiatives

## Administrative Streamlining

- **Revised Inspection Protocol**
  - Reduced inspections by approximately 20%
- **Triennial Reexaminations for Elderly/Disabled Families**
  - Administrative streamlining
  - Less intrusive for Elderly/Disabled Families

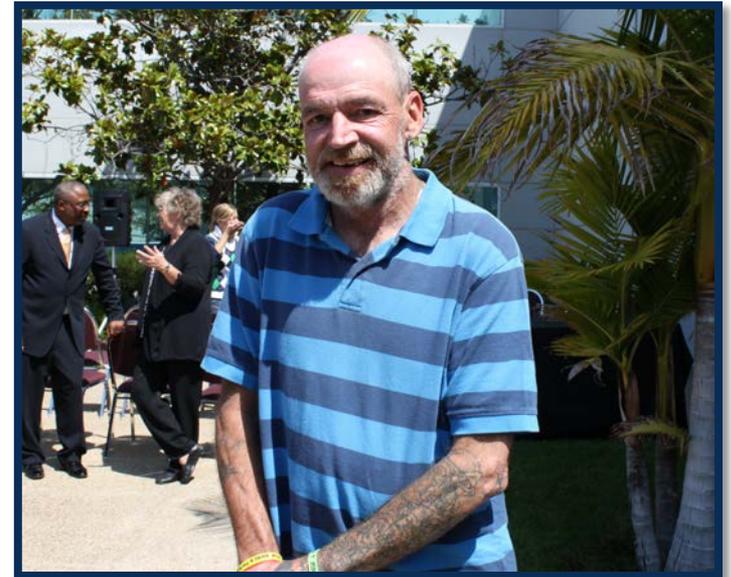


# SDHC MTW Initiatives

## Project 25 – Addressing Homelessness

- **United Way Project 25**

- Program targeted 25 homeless San Diegans who were identified as chronically homeless from the Vulnerability Index.
- SDHC provided 25 Sponsor-based housing vouchers (\$250,000 in rental assistance annually) that includes supportive services
- Streamlined administrative processes for efficient program management
- 1 year results: Dramatic reduction in public services:
  - \$3.4 million in 2011 - \$11 million in 2010
  - \$97,437 per-person average in 2011 - \$317,904 in 2010



*Under Project 25, James Marsh, a former homeless San Diegan received a Sponsor-based housing voucher and rebuilt his life:*

- *54 ambulance rides in 2010 to one in 2011*
- *51 emergency room visits in 2010 to one in 2011*



# SDHC MTW Initiatives

## Connections Housing – Addressing Homelessness

### • Connections Housing Downtown

- One-stop homeless service center with integrated services and residential program to help homeless San Diegans rebuild their lives
- 223 housing units/beds (134 interim housing; 73 permanent supportive; and \*16 short-term transitional assistance for special needs)
- SDHC will provide 89 SDHC Project-based vouchers for residential program, including \*16 designated for special needs (\$908,000 in rental assistance annually)



*(Right to Left) SDHC President & CEO Richard C. Gentry, Council President Pro Tem Kevin Faulconer, Affirmed Housing Developer Jim Silverwood, Councilmember Todd Gloria and PATH CEO Joel Roberts of Connections Housing Downtown – Construction Kick-Off January 26, 2012  
Expected Completion, December 2012*

