



SAN DIEGO  
HOUSING  
COMMISSION

# Moving Forward Moving To Work Program Annual Plan for Fiscal Year 2019

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**Pending Submission to HUD on April 12, 2018**



## SECTION I – INTRODUCTION

### A. Message from the President & CEO

Through a variety of award-winning programs, the San Diego Housing Commission (SDHC) impacts the lives of thousands of low-income and homeless San Diegans every day.



Our status as a Moving to Work (MTW) agency gives SDHC the flexibility to implement innovative, cost-effective approaches to provide housing assistance in the City of San Diego.

SDHC's MTW initiatives provide opportunities for Federal rental assistance recipients and public housing residents to become more financially self-reliant; funding toward the creation and preservation of affordable housing for homeless San Diegans; and rental housing vouchers to address homelessness.

For example, we are able to leverage our available resources to address homelessness through **HOUSING FIRST – SAN DIEGO**, SDHC's homelessness action plan, because of our MTW designation.

Last September, the Housing Our Heroes initiative of **HOUSING FIRST – SAN DIEGO** reached its goal of helping 1,000 homeless Veterans obtain rental housing through this collaborative effort to provide them with a path off the streets.

SDHC also provides Federal rental assistance to 15,000 low-income households. Families that are able to work are guided toward opportunities to become more financially self-reliant through our SDHC Achievement Academy, which is also an MTW initiative.

In addition, the creation and preservation of affordable rental housing for low-income and homeless families is also one of SDHC's major roles. Our partnership developments in Fiscal Year 2017 (July 1, 2016 – June 30, 2017) represented a total investment of more than \$1 billion from multiple sources toward more than 2,500 affordable rental units.

In Fiscal Year 2017, we also invested more than \$13 million toward renovating 813 SDHC-owned affordable rental housing units that are homes to more than 2,000 residents.

With the proposed initiatives in this Fiscal Year 2019 MTW Plan, SDHC continues to implement innovation in housing assistance for San Diegans in need. At SDHC, "We're About People."

Sincerely,

Richard C. Gentry  
President & Chief Executive Officer  
San Diego Housing Commission



### **B. Short-Term and Long-Term MTW Goals**

#### **Long-Term Goals**

##### **Strategic Plan 2016-2020**

The San Diego Housing Commission's (SDHC) four-year Strategic Plan (2016-2020), which was approved September 9, 2016, provides a framework to identify how SDHC can have the greatest possible impact with limited financial resources in the years ahead to increase affordable rental housing opportunities.

Three major Goals, with corresponding Objectives, were identified:

1. Maximize resources through operational efficiencies and technological innovations
  - a. Enhance customer service and increase operational efficiencies by expanding the use of technology
  - b. Identify a minimum of three significant agency program processes and increase efficiencies by an average of 15% in each
  - c. Create and implement a robust SDHC Employee Development Plan to ensure business continuity and personal growth
  - d. Prioritize the capital needs of SDHC's real estate portfolio
  - e. Conduct an analysis of current real estate portfolio and provide a recommended optimization plan including an implementation component
  - f. Decrease average number of days vacant for SDHC-Owned units by 20%
  - g. Enhance policy to maximize capacity through assessment, tracking and incentivizing performance of homelessness partners
2. Increase the number of housing opportunities serving low-income and homeless individuals and families in the City of San Diego
  - a. Create 2,000 units of mixed-income and affordable housing
  - b. Increase rental housing voucher utilization rate to 102%
  - c. Increase the earned income of SDHC Achievement Academy participants by 15%
  - d. Provide housing opportunities for up to 350 individuals and families through expansions in Rapid Rehousing and Permanent Supportive Housing
3. Advocate for more effective affordable housing policies and resources
  - a. Enhance SDHC's engagement and leadership role among stakeholders to expand SDHC's influence on policy decisions that are consistent with SDHC's mission
  - b. Expand agency-wide private and government funding sources such as the SDHC Foundation Fund, Pooled Investment Fund, Grants, and the Reinvestment Task Force by \$50 million



- c. Collaborate with partners to serve four additional homeless population groups, such as victims of domestic violence, child welfare, youth anti-recidivism and families with school-aged children

This Strategic Plan, coupled with MTW flexibilities as needed, ensures SDHC operates efficiently; shares its voice through advocacy at the forefront of national, state, and local decision-making; and meets the needs of as many low-income and homeless families as possible.

### **HOUSING FIRST – SAN DIEGO: 2018-2020**

With the start of Fiscal Year 2018 on July 1, 2017, SDHC launched the next phase of its homelessness action plan, **HOUSING FIRST – SAN DIEGO**.

SDHC’s “Moving to Work” (MTW) status has allowed SDHC to leverage its available resources to address homelessness through **HOUSING FIRST – SAN DIEGO**.

Over the next three fiscal years (2018-2020), SDHC will direct \$79.7 million in Federal, City of San Diego, and SDHC resources toward six programs to create permanent housing opportunities for 3,000 homeless San Diegans.

- **Landlord Incentives** – Assist at least 3,000 homeless households by increasing the resources for SDHC’s landlord incentives and benefits program.
- **New Permanent Supportive Housing** – Invest Federal MTW and City of San Diego Affordable Housing Funds to create 500 permanent supportive housing units, which will also be eligible for Federal rental housing vouchers to provide rental assistance for homeless San Diegans.
- **SDHC Moving Home Rapid Rehousing Assistance** – Assist approximately 600 homeless households to obtain and maintain permanent housing through light case management and short-term rental assistance.
- **SDHC Moving On Rental Assistance Program** – Provide rental assistance to 50 formerly homeless individuals who are transitioning out of permanent supportive housing, but continue to need rental assistance.
- **Homeless Prevention & Diversion Services** – Assist up to 1,450 households, which will reduce the inflow of newly homeless individuals and families.
- **Coordinated Street Outreach for Coordinated Entry** – Expand support and coordination among existing street outreach efforts.

### **Short-Term Goals**

#### **HOUSING FIRST – SAN DIEGO: 2014-2017**

The new initiatives of **HOUSING FIRST – SAN DIEGO** build on the accomplishments of the first three years of this homelessness action plan, which was launched on November 12, 2014, and is on target to impact the lives of close to 3,000 homeless San Diegans—Veterans, families and individuals in the city of San Diego—which far exceeds its initial goal of 1,500 homeless San Diegans.

One of the eight programs of **HOUSING FIRST – SAN DIEGO: 2014-2017** is SDHC awarding up to \$30 million toward the development of permanent supportive housing.

From November 12, 2014, through June 30, 2017, SDHC awarded \$29.8 million to eight developments that will provide 407 permanent supportive housing units. Construction has completed on two developments, with 121 units (Cypress Apartments and Talmadge Gateway). The remaining six developments with 286 units, are expected to be completed by the end of calendar year 2019:



- Vista del Puente: 38 permanent supportive housing units for homeless Veterans and non-Veteran homeless families (out of 51 total affordable units)  
*Expected completion: Spring 2018*
- The Nook East Village: 8 VASH-PBV permanent supportive housing units for homeless Veterans (out of 90 total affordable units)  
*Expected completion: Summer 2018*
- Zephyr Grantville Veterans Apartments: 84 permanent supportive housing units for homeless Veterans  
*Expected completion: Summer 2019*
- The Lofts at Normal Heights: 52 permanent supportive housing units for homeless Veterans  
*Expected completion: Summer 2019*
- Twain Veterans Housing: 79 permanent supportive housing units for homeless Veterans and homeless individuals with special needs, including 17 VASH-PBV  
*Expected completion: Summer 2019*
- The Post 310 Apartments: 25 permanent supportive housing units for homeless Veterans, including 8 VASH-PBV (out of 42 total affordable units)  
*Expected completion: Winter 2019*

In addition, SDHC awarded 24 federal rental housing vouchers through **HOUSING FIRST – SAN DIEGO** to provide permanent supportive housing for homeless San Diegans. These developments, which also were awarded development funds from SDHC outside of the homelessness action plan, also are expected to be completed by the end of 2019:

- North Park Senior Apartments: 8 permanent supportive housing units for homeless seniors (out of 75 total affordable units)  
*Expected completion: Spring 2018*
- Encanto Village: 8 VASH-PBV permanent supportive housing units for homeless Veterans (out of 65 total affordable units)  
*Expected completion: Spring 2019*
- Fairmount Family Housing: 8 VASH-PBV permanent supportive housing units for homeless Veterans (out of 79 total affordable units)  
*Expected completion: Summer 2019*



SECTION II - GENERAL HOUSING AUTHORITY OPERATING INFORMATION

A. MTW Plan: Housing Stock Information

Planned New Public Housing Units to be Added During the Fiscal Year											
AMP Name and Number	Bedroom Size							Total Units	Population Type*	# of UFAS Units	
	0	1	2	3	4	5	6+			Fully Accessible	Adaptable
N/A	0	0	0	0	0	0	0	0	N/A	0	0
N/A	0	0	0	0	0	0	0	0	N/A	0	0
N/A	0	0	0	0	0	0	0	0	N/A	0	0
N/A	0	0	0	0	0	0	0	0	N/A	0	0
<b>Total Public Housing Units to be Added</b>									<b>0</b>		

\* Select Population Type from: Elderly, Disabled, General, Elderly/Disabled, Other  
 If Other, please describe:

Planned Public Housing Units to be Removed During the Fiscal Year		
PIC Dev. # / AMP and PIC Dev. Name	Number of Units to be Removed	Explanation for Removal
N/A	0	N/A
N/A	0	N/A
N/A	0	N/A
<b>Total Number of</b>	<b>0</b>	

New Housing Choice Vouchers to be Project-Based During the Fiscal Year		
Property Name	Anticipated Number of New Vouchers to be Project-Based *	Description of Project
Vista Del Puente	38	Vista Del Puente, located in the Southcrest neighborhood of San Diego, contains 52 affordable units. The 38 project-based units are designated for homeless individuals with a disability or serious illness, including individuals living with HIV/AIDS. Of those units, 26 units are reserved for homeless veterans. Project completion is anticipated for December 2018.
Twain Veteran Housing	62	Twain Veteran Housing is an 80 unit affordable housing project located in the Choice Communities area of San Diego. The 62 project-based units are designated for homeless veterans while the remaining 8 units are allocated as HUD-VASH project-based vouchers. Project completion is anticipated for December 2018.
Zephyr Grantville Veteran Housing	84	Zephyr Grantville Veteran Housing, adjacent to Twain Veteran Housing, is an 84 unit affordable housing project. The 84 project-based voucher will serve homeless veterans. Project completion is anticipated for December 2018.
<b>Anticipated Total New Vouchers to be Project-Based</b>	<b>184</b>	<b>Anticipated Total Number of Project-Based Vouchers Committed at the End of the Fiscal Year</b>
		<b>1,171</b>
		<b>Anticipated Total Number of Project-Based Vouchers Leased Up or Issued to a Potential Tenant at the End of the Fiscal Year</b>
		<b>922</b>

\*New refers to tenant-based vouchers that are being project based for the first time. The count should only include agreements in which a HAP agreement will be in place by the end of the year.

Other Changes to the Housing Stock Anticipated During the Fiscal Year	
	N/A
	N/A
	N/A

Examples of the types of other changes can include but are not limited to units that are held off-line due to the relocation of residents, units that are off-line due to substantial rehabilitation, and potential plans for acquiring units.

**SECTION II – GENERAL HOUSING AUTHORITY OPERATING INFORMATION**



**A. MTW Plan: Housing Stock Information (Continued)**

**General Description of All Planned Capital Fund Expenditures During the Plan Year (For Each Expenditure Provide the Award Year of the Funding to be Utilized)**

**CFP Formula Funds Total (501-18)**

SDHC anticipates CFP formula funds will be used to fund the administrative costs, soft costs, and the hard costs of comprehensive renovation activities at Vista Verde, a property consisting of 40 public housing units. A total of \$1,560,000.00 will be used for the capital needs of the development. Hard costs will include common area upgrades, sewer line repairs, irrigation upgrades, site upgrades, roofing upgrades, site fencing, energy efficiency upgrades, exterior woodwork facade replacement, landscape drainage, and community room upgrades. Soft costs include Architecture and Engineering and third party consultants for due diligence related activities.



**SECTION II – GENERAL HOUSING AUTHORITY OPERATING INFORMATION**



B. MTW Plan: Leasing Information		
Planned Number of Households Served at the End of the Fiscal Year		
<p><b>MTW Households to be Served Through:</b></p>	<p><b>Anticipated Number of Households to be Served*</b></p>	<p><b>Anticipated Number of Unit Months Occupied/ Leased***</b></p>
Federal MTW Public Housing Units to be Leased	187	2,244
Federal MTW Voucher (HCV) Units to be Utilized	12,332	147,984
Number of Units to be Occupied/Leased through Local, Non-Traditional, MTW Funded, Property-Based Assistance Programs **	851	10,212
Number of Units to be Occupied/Leased through Local, Non-Traditional, MTW Funded, Tenant-Based Assistance Programs **	988	11,856
<b>Total Households Projected to be Served</b>	<b>14,358</b>	<b>172,296</b>
<p>* Calculate by dividing the planned number of unit months occupied/leased by 12.                      **In instances when a Local, Non-Traditional program provides a certain subsidy level but does not specify a number of units/households served, the PHA should estimate the number of households to be served.                      ***Unit Months Occupied or Leased is the total number of months the PHA has leased/occupied units, according to unit category during the year.</p>		
Reporting Compliance with Statutory MTW Requirements		
<p>If the PHA has been out of compliance with any of the required statutory MTW requirements listed in Section II(C) of the Standard MTW Agreement, the PHA will provide a narrative discussion and a plan as to how it will return to compliance. If the PHA is currently in compliance, no discussion or reporting is necessary.</p>		
N/A		
Description of any Anticipated Issues Related to Leasing of Public Housing, Housing Choice Vouchers and/or Local, Non-Traditional Units and Possible Solutions		
<b>Housing Program</b>	<b>Description of Anticipated Leasing Issues and Possible Solutions</b>	
Federal MTW Voucher	N/A	
Federal MTW Public Housing	N/A	
Local, Non-Traditional Programs	N/A	

**SECTION II – GENERAL HOUSING AUTHORITY OPERATING INFORMATION**



**C. MTW Plan: Wait List Information**

**Wait List Information Projected for the Beginning of the Fiscal Year**

Housing Program(s) *	Wait List Type**	Number of Households on Wait List	Wait List Open, Partially Open or Closed***	Are There Plans to Open the Wait List During the Fiscal Year
Federal MTW Housing Choice Voucher Program	Community-Wide	86,606	Open	N/A
Federal MTW Housing Choice Voucher Program	Site-Based	10	Open	N/A
Federal MTW Housing Choice Voucher Program	Site-Based	98	Closed	No
Federal MTW Public Housing Units	Community-Wide	63,185	Open	N/A
Tenant-Based Local, Non-Traditional MTW Housing Assistance Program	Other	146	Open	N/A

Rows for additional waiting lists may be added, if needed.

\* Select Housing Program: Federal MTW Public Housing Units; Federal MTW Housing Choice Voucher Program; Federal non-MTW Housing Choice Voucher Units; Tenant-Based Local, Non-Traditional MTW Housing Assistance Program; Project-Based Local, Non-Traditional MTW Housing Assistance Program; and Combined

\*\* Select Wait List Types: Community-Wide, Site-Based, Merged (Combined Public Housing or Voucher Wait List), Program Specific (Limited by HUD or Local PHA Rules to Certain Categories of Households which are Described in the Rules for Program Participation), None (If the Program is a New Wait List, Not an Existing Wait

\*\*\* For Partially Open Wait Lists, provide a description of the populations for which the waiting list is open.

N/A

If Local, Non-Traditional Housing Program, please describe:

- Sponsor-Based Subsidy Program for the Homeless: SDHC provides subsidies (calculated using the standard HCV calculation with certain MTW flexibilities applied) to partnering agencies providing supportive services and case management to homeless persons.**
- Transitional Project-Based Subsidy Program for the Homeless: SDHC provides flat subsidies to partnering agencies providing supportive services and case management to homeless persons. A unit must be occupied at least 25 days of a given month to receive a subsidy.**
- The Monarch School Housing Program: SDHC provides rental assistance subsidies to homeless families with children attending Monarch School. Monarch School and SDHC's Achievement Academy provide supportive services to parents in an effort to assist the family to achieving economic self-sufficiency.**
- The Guardian Scholars Program: SDHC provides rental assistance in the form of an annual grant to San Diego State University (SDSU). The MTW grant subsidizes the housing portion of the student's housing expense while attending SDSU. The population served is homeless young adults such as former foster care youth and wards of the court.**
- The Moving On Program: SDHC provides rental assistance subsidies to formerly homeless individuals or families exiting permanent supportive housing no longer requiring intensive case management and services to sustain housing stability.**
- The Moving Home Program: SDHC provides temporary rental assistance subsidies to families at-risk of homelessness. This rapid re-housing program ensures families maintain housing and stability while increasing annual income.**

If Other Wait List Type, please describe:

- Partnering agencies administering the Sponsor-Based Subsidy Program for the Homeless (a Tenant-Based Local, Non-Traditional MTW Housing Assistance Program) utilizes the VI-SPDAT to provide referrals in lieu of a traditional waitlist.**
- Partnering agencies administering the Transitional Project-Based Subsidy Program for the Homeless (a Tenant-Based Local, Non-Traditional MTW Housing Assistance Program) utilizes the VI-SPDAT to provide referrals in lieu of a traditional waitlist.**
- The Coordinated Entry System is utilized for the Monarch School Housing Program. Families are scored using the VI-SPDAT and are referred for the eligibility process is scoring according to program requirements.**
- SDSU uses an existing application process to determine if students are eligible for the Guardian Scholars Program. All eligible applicants receive housing subsidy which is calculated according to need.**
- SDHC uses a hybrid referral/waiting list system to determine if potential applicants are appropriate for the Moving On Program. The applicant is first assessed by a partnering social services manager, using an Assessment Tool, to determine if the applicant is appropriate for the Moving On Program. Approved applicants are referred and placed on a waiting list administered by SDHC.**
- The Coordinated Entry System is utilized for the Moving Home Program. Families are scored using the VI-SPDAT and are referred for the eligibility process is scoring according to program requirements.**

If there are any changes to the organizational structure of the wait list or policy changes regarding the wait list, provide a narrative detailing these

N/A



## SECTION III - PROPOSED MTW ACTIVITIES: HUD APPROVAL REQUESTED

### 2012-1. PATH TO SUCCESS (RE-PROPOSED TO ADJUST WORK-ABLE MINIMUM RENTS)

**Activity Description:** Path to Success is a comprehensive rent reform measure designed to motivate and benefit Work-Able rental assistance participants while remaining impact neutral to Elderly/Disabled households. The Tiered Rent Table component of the activity both incentivizes and rewards Work-Able households for increasing income by using the lower edge of an annual income range when calculating the rent portion instead of the actual income. The activity also institutes progressive minimum rents for Work-Able households, thus requiring certain households to increase annual income amounts to meet the applicable minimum rent threshold. Path to Success was initially proposed in the Fiscal Year 2012 MTW Annual Plan, re-proposed in the Fiscal Year 2012 MTW Annual Plan Amendment to restructure the rent reform model, and re-proposed again in the Fiscal Year 2014 MTW Annual Plan to include a local portability policy.

This re-proposal of the initiative in Fiscal Year 2019 modifies the rent reform model further by adjusting the minimum rents used for the Work-Able rent calculation. To coincide with increases to the California minimum wage, the minimum rent amount for Work-Able families will increase for both Work-Able 1 and Work-Able 2 families to \$400 and \$650 respectively. The new minimum rents will remain affordable to families earning the minimum wage. Additionally, the income bands contained in the tiered rent table will be modified to \$5,000 income bands. The previous methodology utilized \$1,000 and \$2,500 income bands before widening to \$5,000. The modification to the tiered rent table is more beneficial to Work-Able households. All other facets of the initiative remain constant.

#### Work-Able Rent Reform Model

The Work-Able rent reform model utilizes two components working in tandem as one dynamic system: Tiered rents and progressive minimum rents. For the tiered rent table, adjusted annual income is separated into bands of income. If a family's adjusted income falls in between income bands, the lower edge of the band is used to calculate the rent portion utilizing a 30 percent Total Tenant Payment (TTP) amount. An example of the tiered rent table is included in a subsequent section of the activity description. The Tiered Rent Table component of the activity both incentivizes and rewards Work-Able households for increasing income by using the lower edge of an annual income range when calculating the rent portion instead of the actual income.

The activity also institutes progressive minimum rents, thus requiring certain households to increase annual income amounts to meet the applicable minimum rent threshold. Minimum rents are based on the number of Work-Able adults residing in the household. Minimum rents were set using factors including the current California minimum wage rate and a minimum number of weekly work hours a household could reasonably expect to work. The increases in minimum rent coincide with the expectation households will begin to work and/or increase work hours or income as a result of utilizing the features of the Achievement Academy.

The household's rent portion is the greater of the tiered rent calculation and the applicable minimum rent. A household remains responsible for the amount of contract rent exceeding the payment standard.

All other deductions and allowances are eliminated, including the Earned Income Disallowance (EID), with the exception of the child care expense deduction and medical expense deduction. The child care deduction is administered under current regulations while the medical expense deduction is streamlined into standard bands. Disability assistance expenses fold into the standardized medical expense bands as a further streamlining measure.

The Work-Able rent reform model, in comparison to regulatory requirements, contains the following elements:

**SECTION III – PROPOSED MTW ACTIVITIES: HUD APPROVAL REQUESTED**



<b>Work-Able Rent Calculation</b>			
<b>Key Concept Parameters</b>	<b>Years 1-2</b>	<b>Years 3-7</b>	<b>Years 8+</b>
Tiered Rent Calculation TTP%	30%	30%	30%
Minimum Rent: 1 Work-Able Member	\$200	\$300	\$400
Minimum Rent: 2+ Work-Able Members	\$350	\$500	\$650
Utility Allowance	No Change	No Change	No Change
Remove Deductions	Yes	Yes	Yes
Childcare Deduction	No Change	No Change	No Change
Medical/Disability Deduction	Bands of \$2500	Bands of \$2500	Bands of \$2500

Example of a Tiered Rent Table for the Work-Able 1 Population:

<b>Tiered Rent Table</b>							
<b>Years 8+ : One Work-Able Household Minimum Rents</b>							
<b>Annual Income Bands</b>	<b>0 Bed</b>	<b>1 Bed</b>	<b>2 Bed</b>	<b>3 Bed</b>	<b>4 Bed</b>	<b>5 Bed</b>	<b>6 Bed</b>
\$0 - \$4,999	\$400	\$400	\$400	\$400	\$400	\$400	\$400
\$5,000 - \$9,999	\$400	\$400	\$400	\$400	\$400	\$400	\$400
\$10,000 - \$14,999	\$400	\$400	\$400	\$400	\$400	\$400	\$400
\$15,000 - \$19,999	\$400	\$400	\$400	\$400	\$400	\$400	\$400
\$20,000 - \$24,999	\$500	\$500	\$500	\$500	\$500	\$500	\$500
\$25,000 - \$29,999	\$625	\$625	\$625	\$625	\$625	\$625	\$625
\$30,000 - \$34,999	\$750	\$750	\$750	\$750	\$750	\$750	\$750
\$35,000 - \$39,999	\$875	\$875	\$875	\$875	\$875	\$875	\$875
\$40,000 - \$44,999	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000
\$45,000 - \$49,999	\$1,125	\$1,125	\$1,125	\$1,125	\$1,125	\$1,125	\$1,125
\$50,000 - \$54,999	\$1,250	\$1,250	\$1,250	\$1,250	\$1,250	\$1,250	\$1,250
\$55,000 - \$59,999	\$1,375	\$1,375	\$1,375	\$1,375	\$1,375	\$1,375	\$1,375
\$60,000 - \$64,999	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500
\$65,000 - \$69,999	\$1,625	\$1,625	\$1,625	\$1,625	\$1,625	\$1,625	\$1,625
\$70,000 - \$74,999	\$1,750	\$1,750	\$1,750	\$1,750	\$1,750	\$1,750	\$1,750
\$75,000 - \$79,999	\$1,875	\$1,875	\$1,875	\$1,875	\$1,875	\$1,875	\$1,875
\$80,000 - \$84,999	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000
\$85,000 - \$89,999	\$2,125	\$2,125	\$2,125	\$2,125	\$2,125	\$2,125	\$2,125
\$90,000 - \$94,999	\$2,250	\$2,250	\$2,250	\$2,250	\$2,250	\$2,250	\$2,250
\$95,000 - \$99,999	\$2,375	\$2,375	\$2,375	\$2,375	\$2,375	\$2,375	\$2,375
\$100,000 - \$104,999	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500
\$105,000 - \$109,999	\$2,625	\$2,625	\$2,625	\$2,625	\$2,625	\$2,625	\$2,625

Elderly/Disabled Rent Reform Model

As part of Path to Success, the Elderly/Disabled population includes families where 100 percent of adults are either 55 years of age, disabled, or a full-time student ages 18 to 23. The elimination of allowances and deductions applies to Elderly/Disabled households in the same manner the changes are applied to Work-Able households. Under the re-proposal, the Total Tenant Payment (TTP) remains 28.5 percent and the minimum rent remains \$0.

The Elderly/Disabled model, in comparison to regulatory requirements, contains the following elements:

<b>Elderly/Disabled Rent Calculation</b>		
<b>Key Concept Parameters</b>	<b>Years 1-7</b>	<b>Years 8+</b>
Tiered Rent Calculation TTP%	28.5%	28.5%
Minimum Rent	\$0	\$0
Utility Allowance	No Change	No Change
Remove Deductions	Yes	Yes
Childcare Deduction	No Change	No Change
Medical/Disability Deduction	Bands of \$2500	Bands of \$2500



Local Portability Policy

SDHC anticipated Work-Able households experiencing significant increases to their rent portion as well as applicants determined eligible for the program may consider exercising the portability aspect of the HCV program in an effort to circumvent Path to Success. Since Path to Success was in-part designed to increase the self-determination of San Diego households in the most need of work-readiness services to build skill levels and increase economic opportunities, SDHC received HUD's permission to institute a local portability policy where both participant and applicant households may only utilize the portability option as a policy exception. Under the local portability policy, HCV participants or applicants may only port-out to another jurisdiction if the household requests and is granted an exception to the policy for either pursuing employment opportunities, post-secondary education, safety reasons, a medical/disability need, or other exceptions as determined on a case-by-case basis. SDHC anticipates a family may have compelling reasons to move outside of SDHC's jurisdiction beyond the noted policy exceptions and will consider the requests accordingly. All requests for an exception must be requested in writing and are evaluated by management staff. A written decision is rendered and disseminated to the household. SDHC's administrative plan contains language describing the policy exception. The policy applies to only Work-Able households.

**Statutory Objectives:** The activity will achieve the statutory objective of utilizing Federal expenditures more effectively and increasing self-sufficiency.

**Anticipated Impacts:** Path to Success was designed to accomplish two primary goals: Encourage self-sufficiency of Work-Able households as well as utilize Federal expenditures more efficiently and effectively in an effort to serve more San Diegans. In order for families to fully utilize and profit from Path to Success, SDHC created a local portability policy to ensure families maximize the benefits of the program. Please be advised Elderly/Disabled households are exempt from Path to Success minimum rents.

SDHC anticipates long-term cost reductions related to the measures contained in the proposed Path to Success model. The long-term cost savings cannot be definitively predicted due to fluctuations in household income, changes in payment standard amounts, inflation, HUD funding levels, and all factors associated with agency funding. The cost savings are generated from higher minimum rents and have been designed to assist SDHC to maintain or increase the number of families served. The cost savings produced in the future phase of Path to Success will be measured by the additional number of families SDHC is able to serve by issuing additional vouchers beyond the agency's allocation, creating local housing programs, or housing low-income families in affordable units acquired, in-whole or in-part, with the Housing Assistance Payment (HAP) savings.

The addition of the local portability feature of Path to Success achieves the statutory objective of encouraging self-sufficiency since the requirement to maintain residency in San Diego (unless a policy exception is granted) and remain subject to Path to Success compels households to increase or maintain annual income levels to successfully navigate the requirements of the program. Active engagement in work-readiness services at the SDHC Achievement Academy, investment in both personal and economic growth, and intensified degrees of individual accountability are positive outcomes associated with both Path to Success and the local portability policy. The SDHC Achievement Academy is available to all program participants and offers a variety of services to assist households with achieving self-reliance and independence. Work Readiness Specialists assess the needs of each household and create a targeted work plan according to the specific needs of the household. These specialized services will assist households with increasing income and obtaining important skills sets while residing in the City of San Diego.

**Anticipated Timeline to Achieve Objectives:** Since productive participation in Path to Success required households to begin accessing work-readiness services in advance of implementation of the activity, significant outreach efforts ensued in early Fiscal Year 2012 and prevailed through the final stages of implementation. The first phase of the Path to Success program was effective on July 1, 2013. Households experienced significant positive outcomes due to interactions with the SDHC Achievement Academy made necessary by Path to Success and the local portability policy. The second phase of progressive minimum rents

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began July 1, 2015 therefore ensuring Work-Able households maximized services and garnered the necessary skills and income levels by June 30, 2015.

The third phase of Path to Success and the modified income band amounts, as described in the re-proposal, is scheduled to begin January 1, 2020. SDHC intends to conduct significant outreach to participant households to ensure all rental assistance participants are aware of the pending modifications to the rent calculation. Additionally, Work-Able families most impacted by the increased minimum rents will be engaged on multiple occasions to ensure the opportunity to mitigate increases to the rent portion. The Achievement Academy will continue to provide all necessary services to ensure success.

**Activity Metrics Information:**

Path to Success (Re-Proposed to Adjust Work-Able Minimum Rents)						
Metric	Baseline		Benchmark		Outcome	Benchmark Achieved?
	#	%	#	%		
CE #1: Agency Cost Savings Total cost of task in dollars (decrease).	\$480,609		\$370,740			
CE #2: Staff Time Savings Total time to complete the task in staff hours (decrease).	15,733		12,136			
CE #3: Decrease in Error Rate of Task Execution Average error rate in completing a task as a percentage (decrease).		17%		15%		
CE #5: Increase in Agency Rental Revenue Rental revenue in dollars (increase).	\$0		\$6,134			
SS #1: Increase in Household Income Average earned income of households affected by this policy in dollars (increase).	\$18,586		\$20,445			
SS #3: Increase in Positive Outcomes in Employment Status (1) Employed Full-Time (2) Employed Part-Time (3) Enrolled in an Educational Program (4) Enrolled in Job Training Program	50 29 16 32		63 36 20 40			
SS #4: Reducing Per Unit Subsidy Costs for Participating Households Average amount of Section 8 and/or 9 subsidy per household affected by this policy in dollars.	\$967		\$938			
SS #8: Households Transitioned to Self Sufficiency Number of households transitioned to self-sufficiency (increase).* *For purposes of the metric, self-sufficiency is defined as exiting a rental assistance program due to \$0 assistance rendered or voluntary surrender of assistance.	0		120			

**Projected Outcomes:**

- CE #1: The total cost of completing tasks related to calculating the family’s rent portion will decrease due to staff time savings.
- CE #2: The total time to complete tasks related to calculating the family’s rent portion will decrease due to a simplified rent calculation.
- CE #3: The average error rate for payment errors will decrease due to a simplified rent calculation.
- CE #5: Path to Success minimum rents produce HAP savings, thus reducing the average cost of providing rental assistance to Work-Able families and increasing rental revenue.
- SS #1: Work-Able families subject to Path to Success will increase earned wages in order to pay minimum rents.

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- SS #3: Work-Able families subject to Path to Success will continue to access Achievement Academy services to increase positive outcomes related to employment status.
- SS #4: Work-Able families subject to Path to Success will increase annual income amounts, thus reducing per unit subsidy costs.
- SS #8: Achievement Academy services will prepare and propel participants towards self-sufficiency, defined as programmatic attrition due to zero assistance rendered or voluntarily surrendering rental assistance.

**Description of Data Source for Metrics:** Reports will be created in the housing management software to retrieve data related to the metrics and imported into an Excel spreadsheet for further analysis. Data will be analyzed on an annual basis and summarized in dashboard format.

**Need/Justification for MTW Flexibility:** MTW Agreement Attachment C, Section C (4) containing waivers of Section 3 (a) (1) and 3 (a) (2) of the U.S. Housing Act of 1937 and 24 CFR 966.4 and 960.257; Section C (11) containing waivers of Section 3 (a) (2), 3 (a) (3) (A), and 6 (l) of the U.S. Housing Act of 1937 and 24 CFR 5.603, 5.611, 5.628, 5.630, 5.632, 5.634, 960.255, and 966 Subpart A; Section D (1) (c) containing waivers of Section 8 (o) (5) of the U.S. Housing Act of 1937 and 24 CFR 982.516; Section D(1)(g) containing waivers of Section 8(r) of the U.S. Housing Act of 1937 and 24 CFR 982 Subpart H. Section D (2) (a) containing waivers of Sections 8 (o) (1), 8 (o) (2), 8 (o) (3), 8 (o) (10), and 8 (o) (13) (H-I) of the U.S. Housing Act of 1937 and 24 CFR 982.508, 982.503, and 982.518.

Authorizations waived enable SDHC to implement a local portability policy and design a rent calculation structure differing from the standard HCV and public housing methodology.

### Additional Information for Rent Reform Initiatives (if applicable):

#### Impact Analysis

The impact analysis indicates 73 percent of total households will experience no change to the rent portion while a total of 26 percent will experience an increase. Due to the modified income bands, 1 percent of households experience a decrease to the rent portion. The table and chart below provide an overview of the impact of the policy to rental assistance families.

Impact Analysis						
Percent of Total Households with a Change in Rent Portion						
Decrease in Rent Portion			No Change	Increase in Rent Portion		
\$1 - \$50	\$51 - \$100	> \$100	\$0	\$1 - \$50	\$51 - \$100	> \$100
1%	0%	0%	73%	2%	3%	21%

#### Path to Success Hardship Policies

SDHC constructed hardship policies for subpopulations identified as requiring consideration of their respective situations which may prohibit growing income to match the Path to Success requirement to pay a higher rent portion over time to encourage self-sufficiency. The hardship policies will be applied on a case-by-case basis. The appropriate language surrounding the hardship policy is contained in the Administrative Plan, and procedures have been drafted to ensure consistent application of the hardship policies.

SDHC recognizes instituting progressive minimum rents may impact some families to a greater degree than others. Hardship policies were developed and implemented to ensure fragile households are able to navigate the minimum rents effectively.

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**Zero Income:** Any family whose income is reduced to zero will have a zero rent portion if the loss is through no fault of their own. The exemption will have a duration of six months maximum after which time their rent portion will default to the applicable minimum rent. Work-Able zero income families will be required to sign a document consenting to participate in required self-sufficiency activities, which may include attending work-readiness classes/workshops, applying for benefits, regaining employment, etcetera. The families will be referred to the Achievement Academy to work closely with a Work Readiness Specialist (WRS) during the temporary hardship exemption. At the point the exemption ceases, the family will be responsible to pay a rent portion calculated using Path to Success methodology.

**Minimum Rent:** The family, whether Work-Able or Elderly/Disabled, must request a hardship exemption in writing. Requirements for consideration are as follows:

- Family’s shelter burden must be greater than the acceptable level as calculated by SDHC.
- The family must either be Elderly/Disabled or consist of a single Work-Able adult with one or more dependents.
- Gross income before exclusions is considered.
- Family must sign a document consenting to participate in Achievement Academy work-readiness services.

SDHC appointed an internal Hardship Review Committee which reviews and makes determinations on all hardship requests. Hardship exemptions are temporary. During the hardship exemption period, the family’s monthly rent portion is reduced to an acceptable rent burden percentage: 45 percent of adjusted monthly income for Work-Able families and 40 percent for Elderly/Disabled families. All families approved for the hardship exemption are referred to a WRS to receive supportive services. The purpose of the WRS is to assist the families in regaining employment by engaging in a rigorous individualized service plan. The Hardship Rent Table will be used in the application of the hardship rent portion for the duration of the exemption.

<b>Hardship Rent Table</b>	
<b>Annual Income</b>	<b>Hardship Rent</b>
<b>\$0 - \$4,999</b>	<b>\$0</b>
<b>\$5,000 - \$9,999</b>	<b>\$125</b>
<b>\$10,000 - \$14,999</b>	<b>\$250</b>
<b>\$15,000 - \$19,999</b>	<b>\$375</b>

**Fragile Households:** SDHC will consider special situations on a case-by-case basis for admission to the Elderly/Disabled population. The Hardship Review Committee will make a recommendation to a Senior Leadership representative in Rental Assistance, or a designated alternate staff member, who will have final approval in such extraordinary circumstances.





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**IMPLEMENTED ACTIVITIES**

IMPLEMENTED ACTIVITIES						
Activity	Description and Status Update	Plan Year	Implementation Date	Anticipated Nonsignificant Changes/ Modifications	Anticipated Changes/ Modifications to Baselines, Benchmarks, or Metrics	Significant Changes/ Modifications Requiring Re-Proposal
2018-1. Moving Home: A Rapid Rehousing Program	Using Broader Uses of Funds Authority, SDHC created rapid re-housing program to provide housing subsidy to families at-risk of homelessness. Subsidies are provided to the families while receiving services to ensure housing stability while gaining financial independence.	2018	March 1, 2018	N/A	N/A	N/A
2017-1. The Moving On Program	Using Broader Uses of Funds Authority, SDHC created a pilot program to provide housing subsidy to formerly homeless individuals and families no longer requiring a permanent supportive housing solution to sustain housing stability.	2017	January 1, 2018	N/A	N/A	N/A
2016-1. The Monarch School Project	Using Broader Uses of Funds Authority, SDHC created a pilot program to provide housing subsidy to homeless families with minors enrolled in Monarch School. The Achievement Academy delivers work readiness services (such as job placement and training) to the adult family members. Update: Utilizing the Coordinated Entry System (CES) for programmatic referrals.	2016	January 1, 2016	N/A	N/A	N/A
2016-2. The Guardian Scholars Program	Using Broader Uses of Funds Authority, SDHC provides funding to San Diego State University to assist students with the housing component of their education. The target population is former foster care youth, wards of the court, or unaccompanied homeless youth. SDHC provides \$200,000 annually and matches up to an additional \$400,000 of philanthropic funds for an aggregate total of \$600,000 annually.	2016	August 1, 2016	N/A	N/A	N/A
2015-1. Modify the 40 percent rent burden requirement	Modifies the 40 percent affordability cap to 50 percent at initial lease-up in order to increase housing choice for low-income households.	2015	February 1, 2015	N/A	N/A	N/A



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2014-2. Local Income Inclusion	Income from Kin-GAP, foster care payments, and adoption assistance payments is included in the determination of the household's annual adjusted income. The activity utilizes waivers allowing for an alternate rent calculation methodology.	2014	November 1, 2013	N/A	N/A	N/A
2013-1. MTW VASH Program	Program features include the elimination of minimum rent for an initial time period, streamlined criminal history requirements for household members, and additional streamlining measures implemented using differing rent calculation and eligibility methodologies. Update: No change in the status of the activity.	2013	August 1, 2012	N/A	N/A	N/A
2013-2. Family Self-Sufficiency Reinvention	Modifies the Family Self-Sufficiency (FSS) program by revising the contract term and the escrow calculation method to coincide with the Path to Success initiative. Changes to the program include a \$10,000 maximum on total escrow accumulation, escrow deposits based on outcomes achieved, and a two year contract term with the option to extend the contract an additional three years if additional time is needed to attain goals. Re-proposed in Fiscal Year 2015 to allow an adult household member to enroll in the program as the sole participant.	2013	July 1, 2013	N/A	N/A	N/A
2013-3. Elimination of 100% excluded income from the income verification process	Removes the requirement to verify and enter excluded income into the rent calculation formula and subsequently on the HUD 50058. Update: Activity is no longer closed out due to the expiration of PIH Notice 2013-03. SDHC intends to close the activity once the Final Rule (FR 5743-P-01) is published to re-activate the streamlining measure.	2013	September 1, 2012	N/A	N/A	N/A
2013-4. Public Housing: Flat rent elimination	Eliminate flat rents in public housing in order to facilitate the implementation of Path to Success for public housing residents. The activity utilizes waivers allowing SDHC to determine alternative rent policies within the public housing program.	2013	August 1, 2014	N/A	N/A	N/A



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<p>2013-6. Transitional Project-Based Subsidies for the Homeless</p>	<p>Utilizing Broader Uses of Funds Authority, SDHC partners with agencies to craft a transitional housing pilot program using project-based subsidies paired with supportive services, offered by the selected provider agency. SDHC is currently partnering with PATH, Episcopal Community Services, and Senior Community Center in this endeavor. Updates: RFP solicitation process to include for-profit entities in addition to non-profit entities. Additionally, SDHC may award the subsidies to an SDHC-owned development without a competitive process. Partnering agencies may utilize the VI-SPDAT model to refer applicants for the housing program. Due to the success of the activity, SDHC is expanding the program to include funding beds in addition to units. The maximum subsidy is \$600 per bed. The target populations are expanded to include homeless veterans and victims of human trafficking.</p>	<p>2013</p>	<p>January 1, 2013</p>	<p>N/A</p>	<p>N/A</p>	<p>N/A</p>
<p>2012-1. Path to Success</p>	<p>A comprehensive rent reform model utilizing a tiered rent structure with progressive increases to minimum rents. The model eliminates deductions and streamlines allowances. Path to Success only applies to families considered Work-Able. Families defined as Elderly/Disabled receive streamlining measures and are not subject to Path to Success. The activity was re-proposed in the Fiscal Year 2014 Plan to include a local portability policy. The local portability policy component of the activity was implemented effective November 1, 2013. Update: The standard HCV calculation may be used in PBV complexes servicing special needs populations.</p>	<p>2012</p>	<p>July 1, 2013 (rent calculation)  November 1, 2013 (portability policy)</p>	<p>N/A</p>	<p>N/A</p>	<p>Re-proposed in the Fiscal Year 2019 MTW Annual Plan to increase minimum rents for Work-Able families and modify income bands to \$5,000 for all ranges.</p>
<p>2012-2. Biennial Reexamination Schedule</p>	<p>A biennial reexamination schedule for the Work-Able and Elderly/Disabled population implemented using the authority to redefine the cycle utilized for the full reexamination of income and household composition. Update: SDHC converted the Elderly/Disabled population to a Biennial Reexamination Schedule effective July 1, 2015.</p>	<p>2012</p>	<p>July 1, 2012</p>	<p>N/A</p>	<p>N/A</p>	<p>N/A</p>



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<p>2012-3. Modify Full-Time Student Definition</p>	<p>Modifies the full-time student definition to include only students ages 18 to 23 who are not the head, spouse, or co-head. Household members meeting the revised full-time student definition will receive a 100 percent employment income exclusion. All students, regardless of age or familial status, will be eligible for a graduation incentive wherein proof of graduation can be submitted in exchange for a monetary award. The activity utilizes waivers allowing SDHC to calculate rent using alternative methodologies. Update: No change in the status of the activity.</p>	<p>2012</p>	<p>December 1, 2011</p>	<p>N/A</p>	<p>N/A</p>	<p>N/A</p>
<p>2011-1. Allow lower rents for non-assisted units in SDHC-owned developments</p>	<p>Uses a revised rent reasonableness protocol to determine rent reasonableness for assisted units in developments owned by SDHC. Rent reasonableness for the voucher assisted units is determined by comparisons to similar units in the surrounding neighborhoods rather than within the development. Update: No change in the status of the activity.</p>	<p>2011</p>	<p>October 1, 2010</p>	<p>N/A</p>	<p>N/A</p>	<p>N/A</p>
<p>2011-2. Authorize commitment of PBV to SDHC owned units</p>	<p>Streamlines the process of committing PBV to agency-owned units by using waivers to allow SDHC to project-base units utilizing a non-competitive process. Update: PBV units added to the Mason Hotel and Parker-Kier, developments owned by SDHC.</p>	<p>2011</p>	<p>October 1, 2010</p>	<p>N/A</p>	<p>N/A</p>	<p>N/A</p>
<p>2011-3. Two year occupancy term for PBV tenants</p>	<p>Requires Project-Based Voucher holders to complete two years of occupancy before becoming eligible to receive a tenant-based voucher. Waivers allow SDHC to determine waiting list procedures differing from current program requirements. Update: The Mason Hotel and Parker-Kier contracts contain this requirement. Re-proposed in the Fiscal Year 2013 Plan to allow SDHC to create a policy stating, "No more than 15% of the tenants in any given development who become eligible to transition to a tenant-based voucher in any given year and no more than 10% in any given month can move from the PBV assisted complex. Policy change effective 2/1/2014. The Fiscal Year 2012 Report increased the threshold of the vacancy policy from 15% to 35%, a percent consistent with the baseline vacancy rate. The policy change benefits PBV households.</p>	<p>2011</p>	<p>October 1, 2010</p>	<p>N/A</p>	<p>Baselines, benchmarks, and metrics were modified in the Fiscal Year 2013 Plan due to the re-proposal.</p>	<p>N/A</p>



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<p>2011-4. Acquisition of additional affordable units</p>	<p>Uses Broader Uses of Funds Authority to acquire affordable housing units in San Diego using MTW funds. Update: SDHC continues to explore viable opportunities to create affordable housing. The significant rehabilitation of the Hotel Churchill is currently in progress. Re-proposed in the Fiscal Year 2014 Plan to expand the methods of affordable housing development available to SDHC. The Fiscal Year 2012 Report clarifies rehabilitation is considered a method of preservation.</p>	<p>2011</p>	<p>July 1, 2010</p>	<p>N/A</p>	<p>N/A</p>	<p>N/A</p>
<p>2011-6. Modify EIV income review schedule</p>	<p>SDHC utilizes the EIV report only when processing full reexaminations of household composition, income, and assets according to the Biennial reexamination cycles. Waivers allow SDHC to adopt and implement policies for verifying family income and determining resident eligibility differing from current program requirements. The requirement to use the EIV report during interim certifications is eliminated. Update: No change in the status of the activity.</p>	<p>2011</p>	<p>August 1, 2010</p>	<p>N/A</p>	<p>N/A</p>	<p>N/A</p>
<p>2011-7. Development of public housing units using a combination of funds</p>	<p>SDHC creates/preserves public housing, without a competitive process, using acquisition and rehabilitation as the method of development. Update: Waivers corrected in the Fiscal Year 2012 Report to include MTW Agreement Attachment C, Section B(1)(b)(ii), B(1)(b)(vii) and B(1)(b)(viii) containing waivers of Sections 8 and 9(g)(3) of the 1937 Act and 24 CFR 982 and 990. MTW Agreement Attachment C, Section C(13) containing waivers of 24 CFR 941.40. SDHC intends to develop additional public housing in Fiscal Year 2014 via the state site conversion. This initiative was combined with the Fiscal Year 2010 Public Housing Development activity.</p>	<p>2011</p>	<p>July 1, 2010</p>	<p>N/A</p>	<p>N/A</p>	<p>N/A</p>
<p>2011-8. Sponsor-based subsidies for the homeless</p>	<p>The local, non-traditional program created using Broader Uses of Funds Authority provides subsidies to individuals identified as homeless. Program participants receive housing and supportive services from sponsor organizations. Update: The Churchill development was allocated 72 sponsor-based subsidies in lieu of project-based vouchers. Re-proposed in the Fiscal Years 2013 and 2017 Plans to allow SDHC to allocate additional vouchers to the program, broaden the definition of homelessness, and apply MTW flexibilities to the rent calculation methodology, including the Path to Success rent calculation. RFP solicitation process to include for-profit entities in addition to non-profit entities. Additionally, SDHC may award the subsidies to an SDHC-owned development without a competitive process. Partnering agencies may utilize the VI-SPDAT model to refer applicants for the housing program. Due to the success of the activity, SDHC is expanding the program to include funding beds in addition to units.</p>	<p>2011</p>	<p>July 1, 2011</p>	<p>N/A</p>	<p>Baselines, benchmarks, and metrics were modified in the Fiscal Year 2017 Plan due to the re-proposal.</p>	<p>N/A</p>



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<p>2010-1. Implement a revised inspection protocol</p>	<p>The modified inspection protocol reduces the number of required inspections by placing qualifying units on a Biennial Inspection Cycle and allowing owners to self-certify Housing Quality Standards for minor fail items. Update: Results for HQS inspections occurring before implementation of the activity may not be considered for purposes of placement on the biennial inspection cycle. Modifying the activity to remove the qualifying criteria and authorize placement of all MTW units onto a Biennial Inspection Cycle. Through the initiative, SDHC will modify the requirements to "gain entry" into every 24 months to make a "first attempt to access" the unit every 24 months to comply with Federal requirements.</p>	<p>2010</p>	<p>October 1, 2009 &amp; June 1, 2010</p>	<p>N/A</p>	<p>N/A</p>	<p>N/A</p>
<p>2010-2. Authorize the SDHC to inspect and determine rent reasonableness for SDHC owned properties</p>	<p>Utilizes a local procedure to conduct inspections and determine rent reasonableness for SDHC-owned properties are conducted by SDHC. Update: No change in the status of the activity.</p>	<p>2010</p>	<p>July 13, 2009</p>	<p>N/A</p>	<p>N/A</p>	<p>N/A</p>
<p>2010-4. Choice Communities</p>	<p>Using the authority to implement a reasonable policy to establish payment standards differing from current program requirements, the poverty deconcentration effort providing incentives for families to move to one of nine local opportunity areas by using the following:</p> <ul style="list-style-type: none"> <li>▪ Moving for Opportunity Program</li> <li>▪ Revolving Security Deposit Loan fund</li> <li>▪ Increase payment standards in low-poverty areas</li> </ul> <p>Re-proposed in the Fiscal Year 2012 Plan Amendment to adopt a policy allowing SDHC to calculate payment standards below 90% of the FMR in high-poverty areas. A Fiscal Year 2015 activity increased the rent burden to 50 percent program wide. Thus, the component eliminating the 40 percent rent burden is eliminated. Re-proposed in the Fiscal Year 2018 MTW Annual Plan to increase flexibility related to determining payment standards. Payment standards are informed by hypothetical SAFMRs published by HUD, the information available at the time of the analysis.</p>	<p>2010</p>	<ul style="list-style-type: none"> <li>▪ January 1, 2010</li> <li>▪ January 1, 2010</li> <li>▪ June 1, 2010</li> </ul>	<p>N/A</p>	<p>N/A</p>	<p>N/A</p>



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<p>2010-5. Standardize utility allowances by unit size</p>	<p>A simplified utility allowance structure where the utility allowance amount is based on whether or not the family is responsible for the water portion of the utilities. The activity utilizes the authority to adopt and implement policies to calculate the rent differing from program requirements.</p>	<p>2010</p>	<p>April 1, 2010</p>	<p>N/A</p>	<p>N/A</p>	<p>N/A</p>
<p>2010-6. Simplify income and asset verification systems to reduce administrative costs</p>	<p>Restructures the verification hierarchy, and assets valued at less than \$10,000 are not verified. The activity utilizes the authority to adopt and implement policies to calculate the rent differing from program requirements. Update: No change in the status of the activity. Re-proposed in the Fiscal Year 2016 MTW Plan to eliminate assets from the verification and rent calculation process, gain the ability to deny program admission to applicants owning homes, and incorporate activity 2011-5 into the initiative.</p>	<p>2010</p>	<p>October 1, 2009</p>	<p>N/A</p>	<p>N/A</p>	<p>N/A</p>
<p>2010-7. Adopt a local interim certification policy</p>	<p>The local interim policy applies to non-elderly/non-disabled households and limits the number of interim adjustments to income to once in a 12 month timeframe. Additionally, decrease of income interims will be granted only if the loss of income is through no fault of the family, the decreased income results in a decrease to the rent portion greater than 20 percent, the decrease is not due to a sanction on public assistance income, and the family provides verification of eligibility or ineligibility for unemployment benefits if the reduced income is due to loss of employment. Update: The policy applies to work-able families as defined under Path to Success. The activity utilizes the authority to implement an interim certification protocol differing from current mandates, thus allowing for locally driven policies concerning income change interims for families categorized as "Work-Able". Re-proposed in the Fiscal Year 2012 Plan Amendment to adopt a policies stating an interim adjustment of income will not be processed unless the change to the rent portion is greater than 20% and the loss of income must not occur through fault of the family. Effective July 1, 2018, SDHC is eliminating the "No Fault Of Your Own" policy as a reason to deny an interim request for a decrease in the rent portion. An review and analysis of the policy indicated minimal benefits.</p>	<p>2010</p>	<p>July 1, 2011</p>	<p>N/A</p>	<p>Baselines, benchmarks, and metrics were modified in the Fiscal Year 2012 Plan Amendment due to the re-proposal.</p>	<p>N/A</p>



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2010-9. Expand the project-based voucher program	SDHC allocates a greater percent of budget authority to project-based vouchers to serve a variety of the homeless population and low-income households in the City of San Diego. Authorizations waived allow SDHC to project-base 100 percent of the units in a development; create project-specific waitlists; require the provision of supportive services in a development; utilize creative measures to allocate PBV in vacant and foreclosed properties; and designate greater than 20 percent of SDHC's allocation to PBV. Re-proposed in the Fiscal Year 2015 Plan to adopt additional flexibilities to require residents to participate in supportive services as a condition of tenancy; allow project-specific waiting lists maintained by the owners or non-profit providers; approve exception payment standards exceeding 110 percent of the FMR without requiring HUD approval; and increase the number of designated PBV units in a contract after the first three years of the contract have elapsed.	2010	September 1, 2009	N/A	N/A	N/A
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NOT YET IMPLEMENTED ACTIVITIES

NOT YET IMPLEMENTED ACTIVITIES					
Activity	Description	Plan Year	Implementation Date Timeline	Status Update	Description of Nonsignificant Changes/Modifications Since Approval
2016-3. Permanent Indoor Homeless Shelter Beds	Using Broader Uses of Funds Authority, SDHC subsidizes a maximum of 300 shelter beds within a permanent indoor facility located in the City of San Diego.	2016	TBD	SDHC administers three Bridge Shelters, opened on December 1, 2017. SDHC is conducting a needs analysis of the shelters and may utilize the initiative to leverage the expenses of the Bridge Shelters.	N/A
2014-3. Housing Subsidy Program for Homeless Youth	Using Broader Uses of Funds Authority, SDHC created a time-limited pilot program to provide flat housing subsidies while a partnering agency delivers supportive services such as job placement, education, training, and case management. Update: Program participants will have the option to participate in Achievement Academy activities to supplement the supportive services received from the sponsoring agency.	2014	TBD	Three competitive solicitations failed to render applications. SDHC intends to exercise the option to commit subsidies through a non-competitive process. Formal program implementation is expected to occur in Fiscal Year 2019.	The target population is expanded to encompass all sub-populations of homeless youth, as defined by HUD. The Coordinated Entry System will be utilized to identify homeless youth appropriate for the program. The modifications address an increase in the homeless population of youth in San Diego. The title of the initiative is revised to reflect the change in population served.



ACTIVITIES ON HOLD

ACTIVITIES ON HOLD								
Activity	Description	Plan Year	Implementation Date	Hold Date	Reason(s) Placed on Hold	Status Update	Anticipated Reactivation Timeline	Explanation of Nonsignificant Changes/Modifications
2010-8. Establish an HCV homeownership program	A homeownership program was created to assist income-eligible HCV participants with purchasing a home. Housing assistance payments are utilized to assist with a mortgage payment rather than as a rental payment. Incentives to purchase a foreclosed home are also program components. Waivers were enacted to modify the eligibility requirements for the program related to the minimum monetary threshold for savings accounts as well as implement the incentives for purchasing foreclosed homes.	2010	October 1, 2009	July 1, 2014	The program was placed on hold due to decreasing housing stock and the resulting increasing housing prices, thus creating a housing market no longer accessible to low-income Housing Choice Voucher participants. New applications were no longer be accepted effective July 1, 2014 for the program. Families currently participating in the homeownership program continue to receive assistance.	N/A	Re-implementation of the activity is currently anticipated for Fiscal Year 2018. SDHC will evaluate the program annually to determine the feasibility of re-activating the program. Criterion to be evaluated will include the level of available housing stock, median housing prices, and the administrative capacity to increase the number of Housing Choice Voucher homeowners.	N/A



CLOSED OUT ACTIVITIES

CLOSED OUT ACTIVITIES					
Activity	Description	Plan Year	Implementation Date	Date Closed Out	Reason(s) Closed Out
2014-1. Transitional Subsidy Program for Homeless Veterans	Using Broader Uses of Funds Authority, SDHC partners with Veteran's Village of San Diego (VVSD) to craft a transitional housing program using flat subsidies paired with supportive services. SDHC provides the housing subsidy while VVSD provides the supportive services.	2014	January 1, 2014	October 1, 2014	Veteran's Village of San Diego, the intended partnering agency for the program, indicated a preference to pursue an alternative rental subsidy program.
2013-5. Homeless Veteran Project-Based Subsidy Program	Creates a local, non-traditional project-based subsidy pilot program to provide housing to veterans who are either not yet ready to enter a more regulated program or who temporarily exit a program. SDHC partners with Veteran's Village of San Diego for this activity.	2013	N/A	September 30, 2013	Veteran's Village of San Diego determined the activity as neither economically advantageous or viable under current circumstances and requested permission to close out the activity.
2013-9. New Public Housing Transition	Families transitioning out of a state-aided rental assistance program (25% TTP) to the public housing program (30% TTP) receive a transition period during which the families pay more than 25 percent but less than 30 percent of adjusted household income toward the rent portion before moving to 30 percent at the end of the transition period.	2013	N/A	September 30, 2013	The flexibility requested under this initiative will not be required.
2012-4. Project-Based Subsidy Program for the Homeless	Using Broader Uses of Funds Authority, SDHC created a program which provides a flat subsidy based on the number of authorized units in the development; all program administration is performed by the development owner with monitoring and auditing performed by SDHC.	2012	N/A	December 31, 2014	SDHC determined the program structure as not advantageous to the agency's approach to ending homelessness on the City of San Diego. Efforts are focused in other development capacities.
2011-5. Disregard retirement accounts	SDHC disregards retirement accounts when verifying an applicant or participant's assets.	2011	August 1, 2010	June 30, 2015	The re-proposal of activity 2010-6 wherein assets are eliminated from the rent calculation eliminates the need for the activity.

**SECTION IV – APPROVED MTW ACTIVITIES: HUD APPROVAL PREVIOUSLY GRANTED**



2011-9. Enhance Family Self-Sufficiency Program	In the event the head of household is unable to enroll in the FSS program (such as due to a disability), an adult household member may enroll in the program as the sole participant.	2011	October 1, 2010	July 1, 2014	Per HUD's recommendation, the initiative will be combined with the FSS Reinvention activity via a re-proposal in the Fiscal Year 2015 MTW Annual Plan.
2011-10. Broader Uses of Funds for IDAs	SDHC received permission to utilize MTW broader use of funds authority to subsidize IDAs not authorized by federal regulations.	2011	July 1, 2010	June 30, 2011	The activity is a Section 8 activity not requiring regulatory waivers or broader uses of funds authority, but rather single-fund flexibility. The activity is no longer active.
2010-3. Triennial reexaminations for elderly and disabled households	Allows families defined as Elderly/Disabled to participate in a Triennial Reexamination Cycle. COLA updates to social security and veteran's benefits are processed in the "off" years. The activity was implemented using the authority to redefine the cycle utilized for the full reexamination of income and household composition.	2010	October 1, 2009	July 1, 2015	SDHC closed out the activity to streamline the reexamination process for Path to Success participants and rental assistance staff. Multiple reexamination processes for households proved difficult to administer when population changes occurred between Work-Able and Elderly/Disabled households. Path to Success households are placed on a biennial reexamination process effective with July 2015 reexamination. The PBV and FUP programs remain on an annual reexamination cycle.
2010-10. Undertake Public Housing development	Acquire, rehabilitate, or produce housing units as public housing.	2010	July 1, 2010	June 30, 2011	This activity was closed out in the Fiscal Year 2011 MTW Report. Public Housing development will occur under the Fiscal Year 2011 Public Housing Development initiative which combines the authorizations and flexibilities.
2009-1. Achievement Academy of the San Diego Housing Commission	The SDHC Achievement Academy, formerly known as the Economic Development Academy, offers a broad range of one-on-one services and workshops geared toward workforce preparation, financial literacy, and homeownership education.	2009	October 1, 2010	June 30, 2011	The activity is a Section 8 activity not requiring regulatory waivers or broader uses of funds authority. The activity is ongoing but reported as a single fund flexibility activity in Section 5 of the Plan.



SECTION V – SOURCES AND USES OF FUNDING

A. MTW Plan: Sources and Uses of MTW Funds

Estimated Sources of MTW Funding for the Coming Fiscal Year

PHAs shall provide the estimated sources and amounts of MTW funding by FDS line item.

Sources		
FDS Line Item	FDS Line Item Name	Dollar Amount
70500 (70300+70400)	Total Tenant Revenue	\$762,625
70600	HUD PHA Operating Grants	\$161,444,960
70610	Capital Grants	\$0
70700 (70710+70720+70730+70740+70750)	Total Fee Revenue	\$0
71100+72000	Interest Income	\$0
71600	Gain or Loss on Sale of Capital Assets	\$0
71200+71300+71310+71400+71500	Other Income	\$1,681,022
<b>70000</b>	<b>Total Revenue</b>	<b>\$163,888,607</b>

Estimated Uses of MTW Funding for the Coming Fiscal Year

PHAs shall provide the estimated uses and amounts of MTW spending by FDS line item.

Uses		
FDS Line Item	FDS Line Item Name	Dollar Amount
91000 (91100+91200+91400+91500+91600+91700+91800+91900)	Total Operating - Administrative	\$9,237,542
91300+91310+92000	Management Fee Expense	\$0
91810	Allocated Overhead	\$8,495,485
92500 (92100+92200+92300+92400)	Total Tenant Services	\$868,852
93000 (93100+93600+93200+93300+93400+93800)	Total Utilities	\$168,238
93500+93700	Labor	\$0
94000 (94100+94200+94300+94500)	Total Ordinary Maintenance	\$329,170
95000 (95100+95200+95300+95500)	Total Protective Services	\$50,400
96100 (96110+96120+96130+96140)	Total Insurance Premiums	\$184,140
96000 (96200+96210+96300+96400+96500+96600+96800)	Total Other General Expenses	\$2,582,762
96700 (96710+96720+96730)	Total Interest Expense and Amortization Cost	\$13,230
97100+97200	Total Extraordinary Maintenance	\$0
97300+97350	Housing Assistance Payments + HAP Portability-In	\$141,958,788
97400	Depreciation Expense	\$0
97500+97600+97700+97800	All Other Expenses	\$0
<b>90000</b>	<b>Total Expenses</b>	<b>\$163,888,607</b>

Describe the Activities that Will Use Only MTW Single Fund Flexibility

SDHC utilizes single-fund flexibility to fund the Achievement Academy. The Achievement Academy is a learning and skills center available to families participating in the Housing Choice Voucher and Public Housing programs. Programs offered at the Achievement Academy are geared to workforce readiness and financial literacy. The Family Self-Sufficiency program is another component of the Achievement Academy. Please see the following pages for a thorough discussion of Achievement Academy activities and services.



### SINGLE FUND FLEXIBILITY

#### ENVISION CENTER DEMONSTRATION PROGRAM

SDHC is exploring a partnership with HUD to incorporate an EnVision Center into the Achievement Academy. FDS line items may be modified once a formal decision is rendered.

#### ACHIEVEMENT ACADEMY

SDHC uses single-fund flexibility in support of MTW activities to enhance self-sufficiency programming. SDHC combines funds from public housing operating and capital fund assistance (authorized by section 9 of the United States Housing Act of 1937 [the Act]) and voucher funds (authorized by section 8 (o) of the Act) to implement a block grant/single fund budget approach to budgeting and accounting. SDHC has consolidated public housing and HCV program funds to implement the approved Moving to Work initiatives described in previously approved MTW Plans and will continue to do so in future Plans.

SDHC uses single-fund flexibility to conduct a variety of activities geared toward self-sufficiency. The Achievement Academy offers a broad range of one-on-one services and workshops geared toward workforce readiness and financial literacy. Partnerships with a variety of external organizations specializing in their fields enable SDHC to provide assistance to participants with different interests, career focuses, and skill levels. Leveraging funding from outside sources increases the services provided to participants. When possible, staff seeks to find grants that provide funding and coaching to assist both staff and participants. Following the Financial Opportunity Center (FOC) model, created by funding from the Local Initiatives Support Corporation (LISC), the Achievement Academy is able to provide robust services to participants that go beyond job leads and help provide self-sufficiency. The resources offered at the Achievement Academy are a vital component of the Path to Success rent reform activity as participants are incentivized to increase income and work towards self-sufficiency. SDHC plans to continue and grow these partnerships to better serve our families and increase economic self-reliance. The following describes services offered at the Achievement Academy:

#### **Employment/Workforce Development**

##### ***Job Developer***

One of the Achievement Academy Workforce Readiness Specialist (WRS) positions serves as a job developer and makes connections with employers of in-demand occupations; organizes job fairs; and coordinates employment services with partner organizations. Training for participants covers such topics as résumé writing, customer service, and how to retain a job. The Achievement Academy also partners with Manpower, an industry leader in employment services. Manpower helps to leverage connections in the business community to help open doors to companies that typically have been a struggle for participants to get into in the past.

##### ***One-Stop Career Center***

The KRA Corporation, a contractor from San Diego Workforce Partnership, provides services via a satellite One-Stop Career Center at the local downtown public library. The partner offers workforce development services including labor market information, career development, assessment, job search/retention skills, job placement assistance, and referrals to training opportunities.

##### ***Small Business Development Training***

Landeros & Associates, a business consulting firm in San Diego, leads the microenterprise program educating participants about how to start or expand a small business and how to create or update a solid business plan. The program provides basic skills training and knowledge to underserved entrepreneurs and also identifies and expands linkages to critical community resources linked to small business development. Landeros & Associates also connects participants with opportunities for additional small business training, technical assistance, and access to mainstream financial institutions to boost economic development.



### ***Employment/Workforce Development Workshops***

SDHC Achievement Academy Workforce Readiness Specialists conduct employment readiness workshops and provide access to temporary and permanent employment. The Achievement Academy also offers on-site recruitment fairs. Participants are invited to attend presentations and hear directly from human resources representatives how to get hired at their company. Topics covered range from the job application and résumé submittal process to interview preparedness and communication skills. Prior to some recruitments, participants may receive assistance in the Academy's computer lab to submit on-line applications for jobs that will be presented in the recruitment. Presentations have been given by companies such as Starbucks, Target, Macy's, Pirate Staffing, Arc of San Diego, GRID Alternatives, Job Corps, Walmart, Motel 6, UPS, Salus Homecare, YMCA, NSC Technologies, and UCSD among others.

### **Youth Programs**

Staff at the Achievement Academy work to offer innovative programming in an effort to keep participants interested and engaged. Recently, the Academy began offering programs for young adults between sixteen and twenty-four years of age who are not working or enrolled in school. Students receive education counseling or career guidance. The Achievement Academy has partnered with International Rescue Committee (IRC) to provide additional training and services to these young adults. IRC is also able to offer intern placements to develop employment history.

### ***Academy Computer Lab***

Participants have access to the SDHC Achievement Academy's 30-station computer lab for career assessments, career exploration, labor market information, résumé building, and on-line job applications. In addition, Manpower provides individual participant access to the internet based Training Development Center which hosts over 5,000 on-line courses for skills development. The Achievement Academy partners with San Diego Futures Foundation (as funding allows) to offer beginning and intermediate computer skills (Word, Excel, Internet) classes to participants with minimum or no previous computer use experience.

## **Income Supports**

### ***THRIVE Initiative***

THRIVE is a partnership between the United Way, the County of San Diego, and South Bay Community Services. The purpose of the initiative is to enhance the accessibility of benefits screening and tax preparation services. Benefits screening and application assistance is currently offered for an array of program such as CalFresh (food stamps), CalWorks, Women Infants and Children (WIC), California Healthy Families, Child Care Assistance, MediCal, and Supplemental Nutrition Assistance Program (SNAP). On-site benefit screening appointments continue to be conducted for participants.

## **Financial Education**

### ***Financial Counseling***

The Achievement Academy employs a WRS that has been certified as a Financial Counselor. The Financial Counselor is able to offer on-site credit counseling in debt reduction, credit repair, budgeting, and cash management skills. These services have been incorporated into the FOC service delivery model utilized within the Achievement Academy.

### ***Financial Skills Education Workshops***

Financial Education workshops are routinely offered in the following topic areas: Debt and credit repair; credit score improvement; controlling expenses; maintaining a financial fitness plan; electronic banking and direct employee deposits; budget management, ordering, reviewing, and repairing credit report; investments strategies and options; and pensions/retirement planning.

### ***Financial Coaching Training***

All SDHC WRS staff utilize the LISC *Financial Counseling Model* to implement innovative coaching methods during one-on-one appointments with participants. SDHC is also positioned to assist participants with improving

## SECTION V – SOURCES AND USES OF FUNDS



credit through a partnership with Credit Builders Alliance. The ability to internally pull credit reports allows SDHC to further assist participants with accessing current credit ratings in order to begin aligning client goals for credit improvement to future financial and career goals.

The chart below contains a summary of the results of Achievement Academy activities at the close of Fiscal Year 2017.

Achievement Academy				
Metric	Baseline		Outcome	Benchmark Achieved?
	#	%		
Number of rental assistance participants receiving core services	982		1,346	Yes
Number of rental assistance participants with an increase in earnings	229		287	Yes
Number of rental assistance participants placed in employment	144		218	Yes
Number of rental assistance participants employed for 12 or more consecutive months	44		49	Yes
Number of rental assistance participants who attended a work readiness workshop	727		251	No
Percent of rental assistance participants who attended a recruitment and resource fair and obtained employment as a direct result		0%	22%	Yes
Number of rental assistance participants who completed vocational or bridge training	0		73	Yes

### LOCAL ASSET MANAGEMENT PLAN

SDHC does not utilize a Local Asset Management Plan.

**B. MTW Plan: Local Asset Management Plan**

Is the PHA allocating costs within statute?  Yes or  No

Is the PHA implementing a local asset management plan (LAMP)?  Yes or  No

If the PHA is implementing a LAMP, it shall be described in an appendix every year beginning with the year it is proposed and approved. The narrative shall explain the deviations from existing HUD requirements and should be updated if any changes are made to the LAMP.

Has the PHA provided a LAMP in the appendix?  Yes or  No

### UPDATE ON DEMOLITION OR DISPOSITION TRANSITIONAL FUNDING (DDTF) FUNDS

From Fiscal Year 2014 through Fiscal Year 2017, SDHC received over \$6.9 million in Capital Fund Program funding, inclusive of both modernization and Demolition or Disposition Transitional Fund (DDTF). In Fiscal Year 2018, the fifth and final year of the DDTF program, SDHC anticipates a DDTF award of over \$1.8 million, for a total award of over \$8.7 million for the five year DDTF term. Capital Funds have been integrated into the MTW block grant.

Expenditures, based upon a Green Physical Needs Assessment of SDHC's public housing units, have provided capital improvements specific to public housing, management improvements, or other traditional Capital Fund





expenses. Beginning in Fiscal Year 2019, SDHC anticipates annual Capital Fund modernization funds to be in amounts less than \$100,000 annually.

**MTW BLOCK GRANT COMMITMENTS**

In Fiscal Year 2019, SDHC is committing \$10 million in MTW funds to preserve and expand affordable housing in the City of San Diego. Additionally, SDHC is committing another \$5.2 million in MTW funds to financially support activities to preserve affordable housing. A Green Physical Needs Assessment (GPNA) of SDHC-owned developments identified capital repairs necessary to preserve the properties. Preservation activities are scheduled for Fiscal Year 2019 and are in addition to previous preservation activities and MTW block grant commitments funding GPNA activities.

Finally, in Fiscal Year 2018, SDHC committed \$20 million in MTW funds to preserve and expand affordable housing in the City of San Diego. SDHC anticipates \$9.2 million of those unused MTW funds for preservation of affordable housing units, to be expended in Fiscal Year 2019.



**SECTION VI – ADMINISTRATIVE**

- A. **Board Resolution and Certification of Compliance** (See Appendix A)
- B. **Public Hearing Documentation** (See Appendix B)
- C. **Description of Planned or Ongoing PHA-Directed Evaluations Related to MTW:** N/A
- D. **Annual Statement/Performance and Evaluation Report (HUD 50075.1):** (See Appendix C)



**APPENDIX A**

**BOARD RESOLUTION AND CERTIFICATION OF COMPLIANCE  
(Pending)**





Form 50900: Elements for the Annual MTW Plan and Annual MTW Report

**Attachment B**

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**Certifications of Compliance**

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<p><b>Annual Moving to Work Plan Certifications of Compliance</b></p>	<p><b>U.S. Department of Housing and Urban Development Office of Public and Indian Housing</b></p>
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**Certifications of Compliance with Regulations:  
Board Resolution to Accompany the Annual Moving to Work Plan\***

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the Annual Moving to Work Plan for the PHA fiscal year beginning July 1, 2018, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

1. The PHA published a notice that a hearing would be held, that the Plan and all information relevant to the public hearing was available for public inspection for at least 30 days, that there were no less than 15 days between the public hearing and the approval of the Plan by the Board of Commissioners, and that the PHA conducted a public hearing to discuss the Plan and invited public comment.
2. The PHA took into consideration public and resident comments (including those of its Resident Advisory Board or Boards) before approval of the Plan by the Board of Commissioners or Board of Directors in order to incorporate any public comments into the Annual MTW Plan.
3. The PHA certifies that the Board of Directors has reviewed and approved the budget for the Capital Fund Program grants contained in the Capital Fund Program Annual Statement/Performance and Evaluation Report, form HUD-50075.1.
4. The PHA will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
5. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
6. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
7. The PHA will affirmatively further fair housing by examining its programs or proposed programs, identify any impediments to fair housing choice within those programs, address those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and maintain records reflecting these analyses and actions.
8. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
9. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
10. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low- or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
11. The PHA will comply with requirements with regard to a drug free workplace required by 24 CFR Part 24, Subpart F.
12. The PHA will comply with requirements with regard to compliance with restrictions on lobbying required by 24 CFR Part 87, together with disclosure forms if required by this Part, and with restrictions on payments to influence Federal Transactions, in accordance with the Byrd Amendment and implementing regulations at 49 CFR Part 24.
13. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
14. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105( a).
15. The PHA will provide HUD or the responsible entity any documentation needed to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58. Regardless of who acts as the responsible entity, the PHA will maintain documentation that verifies compliance with environmental requirements pursuant to 24 Part 58 and 24 CFR Part 50 and will make this documentation available to HUD upon its request.
16. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
17. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
18. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act and 24 CFR Part 35.
19. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments) and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
20. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the Moving to Work Agreement and Statement of Authorizations and included in its Plan.
21. All attachments to the Plan have been and will continue to be available at all times and all locations that the Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its Plan and will continue to be made available at least at the primary business office of the PHA.

<p><u>San Diego Housing Commission</u> PHA Name</p>	<p><u>CA063</u> PHA Number/HA Code</p>
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I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

<p><u>Richard C. Gentry</u> Name of Authorized Official</p> <p> Signature</p>	<p><u>President &amp; Chief Executive Officer</u> Title</p> <p><u>1/18/2018</u> Date</p>
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\*Must be signed by either the Chairman or Secretary of the Board of the PHA's legislative body. This certification cannot be signed by an employee unless authorized by the PHA Board to do so. If this document is not signed by the Chairman or Secretary, documentation such as the by-laws or authorizing board resolution must accompany this certification.



## APPENDIX B

### PUBLIC HEARING NOTICE AND EVIDENCE OF COMMUNITY AND RESIDENT PARTICIPATION

The San Diego Housing Commission (SDHC) formally solicited public comment on the Fiscal Year 2019 Annual Plan Draft in order to incorporate the ideas of participants, community advocates, and interested citizens into the proposed plan as well as answer questions pertaining to Moving to Work subject matter. A formal public hearing will occur on February 12, 2018 at the SDHC corporate office for the purposes of educating the public and receiving comments. A public notice was circulated in three local publications (Union Tribune, Voice & Viewpoint, and La Prensa) to encourage public involvement. In an attempt to encourage further participation among San Diego residents and program clients, SDHC issued personal invitations to a selected group of participants. The individuals receiving the personal invitations were current rental assistance recipients and therefore were positioned to provide practical suggestions and feedback. All methods of invitation provided residents of San Diego with multiple options for contacting appropriate personnel with comments if unable to attend the public hearing.

The following information will serve as proof of public hearing notice and community participation:

- ✓ Proof of Publication
- ✓ Public Hearing Sign-In Sheets
- ✓ Public Comment Matrix

The public comment period formally commenced on January 30, 2018 when the draft MTW Plan was posted to the SDHC website. Public noticing referenced the location of the draft Plan. The close of the public comment period occurs on March 2, 2018. The public hearing was conducted at the Achievement Academy located at 1045 11<sup>th</sup> Avenue, San Diego, CA 92101. Four individuals attended the public hearing.



The San Diego Union-Tribune

# Classifieds

AUTOS | CAREERS | GARAGE SALE | PETS | REAL ESTATE | SERVICE DIRECTORY

Find the best. To place your ad call 866-411-4140 or go to [utclassifieds.com](http://utclassifieds.com)

Ad Number:  
Insertion Number:  
Size:  
Color Type:

This E-Sheet(r) is provided as conclusive evidence that the ad appeared in The San Diego Union-Tribune on the date and

The San Diego  
**Union-Tribune**

Publication Date: 01/20/2018

**General**  
**KC BUYS HOUSES - FAST - CASH**  
Any Condition, Family Owned & Operated. Same day offer! (619) 805-8661  
[WWW.KCBUYSHOUSES.COM](http://WWW.KCBUYSHOUSES.COM) (C20E)

**Legal Notices**  
**NOTICE OF INTENTION TO LEASE REAL PROPERTY**  
NOTICE IS HEREBY GIVEN that County of San Diego intends to lease:

**TIE DOWN SPACE**  
LEASE to Robert Wert, Jr., an approximate 633 sq. ft. premises located at Fallbrook Community Airport, 21155 Airport Blvd., Fallbrook, CA 92028. Proposed terms of lease will be 590/mo., 10yr. max. term, for storage of aircraft.

**Love and Happiness**  
Meet singles right now! No paid operators, just real people like you. Browse profiles, exchange messages and connect face to face. Call now: 1-855-637-7766 (C20E)

**Legal Notices**

**Bids Wanted**

North County Transit District (NCTD), Owner, invites bids for Environmental Maintenance and Monitoring.  
Electronic bids will be received by at 2:00 PM PST on Tuesday, February 20, 2018. Online public bid opening is available immediately following bid opening. The complete solicitation packet including submission documents, important dates, sample Purchase Order Form and Conditions, Statement of Work and Exhibits is available for download via ProView at <http://www.nctd.org/procurementportal>. (C20E)

**Adamo/Moving Forward, San Diego Housing Commission, Suite 200, San Diego, CA 92101, or email your comments to [jeff@sdhch.org](mailto:jeff@sdhch.org).**  
On 1/25/18 at 1:39 PM, CAIA L&L Sale will be held on 2014 LEXUS WR129Z7 LIC: 7RQ9194 at 10:00am. CME Code 5 2071.

**CROSSWORD**  
By THOMAS JOSEPH

**ACROSS**  
1 Long ride  
5 Molten rock  
10 Be penitent  
12 African lilies  
13 Key  
14 Paraphrase  
15 Warning color  
16 Homer's band  
18 Keats creation  
19 Big hammer  
21 Heaps  
22 Foul result  
24 Make pitfalls  
25 Highlands activity  
29 Thatcher, for one  
30 Transport for Ellington  
32 Rainbow shape  
33 Tourney pass  
34 Lupino of film  
35 Gawk  
37 Bakery buys  
39 Doctrine  
40 Adorable  
41 Business bigwigs

**Family Circus** by JEFF & BIL KEANE



"God's not planning on retiring anytime soon, is He?"

**SUDOKU SOLUTION**

6	3	9	8	4	1	5	2	7
4	8	1	2	5	7	9	3	6
7	5	2	9	6	3	1	8	4
5	4	8	3	1	2	7	6	9
3	2	7	5	9	6	8	4	1
1	9	6	7	8	4	3	5	2
8	1	3	6	2	9	4	7	5
9	6	5	4	7	8	2	1	3
2	7	4	1	3	5	6	9	8

**ADAMO/MOVING FORWARD, San Diego Housing Commission, Suite 200, San Diego, CA 92101, or email your comments to [jeff@sdhch.org](mailto:jeff@sdhch.org).**  
On 1/25/18 at 1:39 PM, CAIA L&L Sale will be held on 2014 LEXUS WR129Z7 LIC: 7RQ9194 at 10:00am. CME Code 5 2071.

**DOWN**  
1 Refugee  
2 The very thing  
3 Crumble to dust  
4 Small bill  
5 Stable mother  
6 Hearty brew  
7 Leave the band  
8 Grazing spot  
9 So far  
11 Curio cabinet  
12 Took to the sea  
20 Singer Boone  
21 Zeal  
23 Ones at asset  
25 Brain layer  
26 Mysterious  
27 Took to the sea  
28 Moved like a crab  
29 Designer's asset  
31 Mean  
33 Plays the ponies  
36 DVR button letters  
38 Need to pay

THOMAS CROSSWORD BOOKS 1-81 Seed \$4.75 check! (C20E) for each book to 423 Oregon St., Seattle, WA, 98101

**YESTERDAY'S ANSWER**

15	2	11	12	13	10
13			14		
15		16	17	18	
19	20		21		
22		23			
	24				
25	26	27	28	29	31
32			33	34	
35	36		37	38	
39			40		
41			42		

**DID YOU KNOW** information is King? Do you need timely access to public notices and remain relevant in today's hostile business climate? Get the edge with California News Publishers Association's new innovative website [www.capublicnotices.com](http://www.capublicnotices.com) and check out the FREE One-Month Trial Smart Search Feature. For more information call Cecilia at 916-388-6011 or [www.capublicnotices.com](mailto:www.capublicnotices.com) (C20E)

## Legal Notices

To place your notice call 619-293-2007  
email: [legalsouth@sduniontribune.com](mailto:legalsouth@sduniontribune.com)

**NOTICE OF TRUSTEE'S SALE**  
1/26/2018. **IF YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 1/26/2005, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER.**  
A public auction sale to the highest bidder for cash, vendor's check drawn on a state or national bank, check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, of a certain bank specified in Section 5.1(c) of the Financial Code and authorized to do business in this state will be held by the duly appointed trustee as shown below, all of legal title, and interest conveyed by and now held by the trustee in the hereinabove described property under and pursuant to a deed of trust described below. The sale will be made, but without covenant of warranty, registered or insured, including title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (as the trustee of the initial publication of the Notice of Sale) lawfully retained to be set forth below. The amount may be greater on the day of sale.

Trustee: **ESDRIO GONZALEZ, A MARRIED MAN AS HIS SOLE & SEPARATE PROPERTY**  
Only Registered Trustee: **Jimm, Brodnax & Steele, LLP**, Deed of Trust executed 2/6/2005 as indicated by: 2005-0896380 bank, page 4 of Official Records in the office of the Recorder of San Diego County, California.  
Date of Sale: 2/5/2018 at 10:30 AM

ESTATE SETTLEMENT TO THE EAST COUNTY RESIDENCE CENTER BY STATE, 2501 MAIN STREET, EL CAJON, CA 92025  
Estimated amount of unpaid balance and other charges: **\$246,053.07**  
Note: Because the beneficiary exercises the right to bid less than the total debt owed, it is possible that at the time of the sale the opening bid may be less than the total debt owed.

Street Address or other common designation of the property: **440 EAST 11TH AVENUE ESCONDIDO, California 92025-5144**

Described as follows:  
As more fully described on said Deed of Trust.

A.P.N.: **233-580-06-00**  
The undersigned Trustee discloses any liability for any incorrectness of the street address or other common designation, if any, shown above. If the street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 30 days of the date of the publication of this Notice of Sale.

**NOTICE TO POTENTIAL BIDDERS:** If you are considering bidding on this property item, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a "as is" sale on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to title and does not constitute a warranty. You should also be aware that the fees being auctioned off may be a general lien. If you are the highest bidder at the auction, you are at risk of being responsible for paying off all liens senior to the lien being auctioned off, unless you can increase that title to the property. You are encouraged to investigate the existence, priority, and sum of outstanding liens that may exist on this property by contacting the county recorder's office of a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the lender/bank may hold more than one mortgage or deed of trust on the property.

**NOTICE TO PROPERTY OWNER:** The sale date shown on this notice of sale may be postponed due to state laws by the mortgagee, beneficiary, trustee, of a court, pursuant to Section 2914g of the California Civil Code. The law requires that information about these sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and if applicable, the rescheduled time and date for the sale of this property, you may call (714) 848-9272 or visit the Internet Web site [www.trusteestandard.com](http://www.trusteestandard.com), using the file number assigned to this case 17-4726. Information about postponements that are very short in duration at that exact date in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale.

Dated: 1/11/2018  
**Zieve, Brodnax & Steele, LLP, as Trustee**  
30 Corporate Park, Suite 430  
Irvine, CA 92615  
For Non-Automated Sale Information, call: (714) 848-7920  
For Sale Information: (714) 848-9272  
[www.trusteestandard.com](http://www.trusteestandard.com)  
Christine O'Brien, Trustee Sale Officer

THIS FIRM IS ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION WE OBTAINED WILL BE USED FOR THAT PURPOSE. EFF 2/20/18 Pub Dates: 01/13, 01/20, 01/27/2018



VOICE & VIEWPOINT

PLACE YOUR CLASSIFIEDS

...By Phone  
(619) 266-2233  
Monday - Friday  
9:30 a.m. - 5:00 p.m.

...By Fax  
(619) 266-0533  
24Hours/7 Days

...By Email  
ads@sdvoice.info  
24 Hours/7 Days



Classifieds / Legal Notification

Fictitious Business Name: \$25.00 (4 weeks)  
Name Change: \$85.00 (4 weeks)

Standard Classified: \$3.75 a line  
Summons: \$130.00 (4 weeks)

FAX & EMAIL ORDERS:

Include the following information:  
Full Name, billing address, and phone number  
Date(s) you want the ad to appear

Name and daytime phone number of contact for any question or clarifications

WE ACCEPT



LEGAL NOTICES

EMPLOYMENT OPPORTUNITY

SENIOR ENVIRONMENTAL PLANNER

Serve as the project manager for environmental programs, projects, and plans. Call (619) 699-1905 or visit [www.usadog.org/jobs](http://www.usadog.org/jobs) for information. Classes 2/2/18. EOE.

DOCUMENT PROCESSING SPECIALIST

Provide high-quality document formatting services. Call (619) 699-1905 or visit [www.usadog.org/jobs](http://www.usadog.org/jobs) for information. Classes 2/9/2018. EOE.

FICTITIOUS BUSINESS NAME

FICTITIOUS BUSINESS NAME STATEMENT

2818-90901216  
Fictitious business name: WAH SHING CHINESE FOOD  
Located at: 2295 Palm Ave San Diego CA  
County of San Diego, 92154.  
The business is conducted by: A Married Couple  
The first day of business was 5/16/04  
This business is hereby registered by the following: Arizone Earl James 5943 Redwood St. San Diego CA  
San Diego, CA 92105  
This statement was filed with the Recorder/County Clerk of San Diego County on January 16, 2018.  
This fictitious business name will expire on January 2, 2023 1/18,1/25,2/1,2/8

FICTITIOUS BUSINESS NAME STATEMENT

2018-9090961  
Fictitious business name: ADORA TATTO AND HAIR STUDIO  
Located at: 7151 El Cajon Blvd. Suite 1, San Diego CA  
County of San Diego, 92115.  
The business is conducted by: A Married Couple  
The first day of business was 1/9/18.  
This business is hereby registered by the following: Glenn Charles Sluder 4740 Normandie La Mesa, CA 91942  
Kelly Adele Sluder 4740 Normandie La Mesa, CA 91942  
This statement was filed with

FICTITIOUS BUSINESS NAME STATEMENT

2018-9090930  
Fictitious business name: MAKEUP THUG  
Located at: 572 Elkhorn Blvd Spring Valley CA

LEGAL NOTICES

This business is hereby registered by the following: Bubby Clair 3865 Orange Ave Apt. 18 San Diego, CA 92105  
This statement was filed with the Recorder/County Clerk of San Diego County on December 26, 2017.  
This fictitious business name will expire on December 26, 2022 1/18,1/25,2/1,2/8

FICTITIOUS BUSINESS NAME STATEMENT

2017-9031038  
Fictitious business name: S STARFLY  
Located at: 1250 Saun Cors Ave 134 San Diego CA  
County of San Diego, 91913.  
The business is conducted by: An Individual  
The registrant has not yet begun to transact business.  
This business is hereby registered by the following: DeEdward Laron Cunningham 1250 Saun Cors Ave 134 San Diego, CA 91913  
This statement was filed with the Recorder/County Clerk of San Diego County on December 26, 2017.  
This fictitious business name will expire on December 26, 2022 1/18,1/25,2/1,2/8

FICTITIOUS BUSINESS NAME STATEMENT

2018-9090661  
Fictitious business name: ADORA TATTO AND HAIR STUDIO  
Located at: 7151 El Cajon Blvd. Suite 1, San Diego CA  
County of San Diego, 92115.  
The business is conducted by: A Married Couple  
The first day of business was 1/9/18.  
This business is hereby registered by the following: Glenn Charles Sluder 4740 Normandie La Mesa, CA 91942  
Kelly Adele Sluder 4740 Normandie La Mesa, CA 91942  
This statement was filed with

FICTITIOUS BUSINESS NAME STATEMENT

2018-9090661  
Fictitious business name: ADORA TATTO AND HAIR STUDIO  
Located at: 7151 El Cajon Blvd. Suite 1, San Diego CA  
County of San Diego, 92115.  
The business is conducted by: A Married Couple  
The first day of business was 1/9/18.  
This business is hereby registered by the following: Glenn Charles Sluder 4740 Normandie La Mesa, CA 91942  
Kelly Adele Sluder 4740 Normandie La Mesa, CA 91942  
This statement was filed with

FICTITIOUS BUSINESS NAME STATEMENT

2018-9090286  
Fictitious business name:

LEGAL NOTICES

1/11,1/18,1/25,2/1

FICTITIOUS BUSINESS NAME STATEMENT

2018-9090688  
Fictitious business name: STEVENS CLEANING SERVICE  
Located at: 3010 Thornton Pl. San Diego, CA  
County of San Diego, 92105  
The business is conducted by: An Individual  
The first day of business was: July 29, 2007  
This business is hereby registered by the following: Esteban Zambrano 3010 Thornton San Diego, CA, 92105  
This statement was filed with the Recorder/County Clerk of San Diego County on January 08, 2018.  
This fictitious business name will expire on December 28, 2022 1/11,1/18,1/25,2/1

FICTITIOUS BUSINESS NAME STATEMENT

2017-9031289  
Fictitious business name: AGAPE LOVE PROFESSIONAL VISITATION MONITORING SERVICE  
Located at: 267 Glen Vista Street San Diego, CA  
County of San Diego, 92114.  
The business is conducted by: An Individual  
The first day of business was: June 1, 2017  
This business is hereby registered by the following: Rodney Louis West Sr 267 Glen Vista Street San Diego, CA 92114  
This statement was filed with the Recorder/County Clerk of San Diego County on December 28, 2017.  
This fictitious business name will expire on December 28, 2022 1/11,1/18,1/25,2/1

FICTITIOUS BUSINESS NAME STATEMENT

2017-9029240  
Fictitious business name: EBONY HAVEN HILL, INC.  
Located at: 4072 Messina Dr. San Diego, CA  
County of San Diego, 92113  
The business is conducted by: A Corporation  
The registrant has not yet begun to transact business.  
This business is hereby registered by the following: Elizabeth Contract For

FICTITIOUS BUSINESS NAME STATEMENT

2017-9029240  
Fictitious business name: EBONY HAVEN HILL, INC.  
Located at: 4072 Messina Dr. San Diego, CA  
County of San Diego, 92113  
The business is conducted by: A Corporation  
The registrant has not yet begun to transact business.  
This business is hereby registered by the following: Elizabeth Contract For

FICTITIOUS BUSINESS NAME STATEMENT

2018-9090286  
Fictitious business name:

LEGAL NOTICES

COMMUNICATIONS FOSTER COMMUNICATION BROTHER & SISTERS 2 COLLEGES & CAREERS  
Located at: 516 Los Angeles Pl. San Diego, CA  
County of San Diego, 92114  
The business is conducted by: An Individual  
The registrant has not yet begun to transact business.  
This business is hereby registered by the following: Marne Foster  
This statement was filed with the Recorder/County Clerk of San Diego County on December 20, 2017.  
This fictitious business name will expire on December 20, 2022 1/11,1/18,1/25

FICTITIOUS BUSINESS NAME STATEMENT

2017-9031174  
Fictitious business name: REYCO MAINTENANCE AND REPAIR  
Located at: 9902 Jansacha Blvd. Spring Valley, CA  
County of San Diego, 91977  
The business is conducted by: An Individual  
The first day of business is 12/27/17  
This business is hereby registered by the following: Felix Reyes Morales  
This statement was filed with the Recorder/County Clerk of San Diego County on December 27, 2017.  
This fictitious business name will expire on December 27, 2022 1/11,1/18,1/25

FICTITIOUS BUSINESS NAME STATEMENT

2017-9029240  
Fictitious business name: EBONY HAVEN HILL, INC.  
Located at: 4072 Messina Dr. San Diego, CA  
County of San Diego, 92113  
The business is conducted by: A Corporation  
The registrant has not yet begun to transact business.  
This business is hereby registered by the following: Elizabeth Contract For

FICTITIOUS BUSINESS NAME STATEMENT

2017-9029240  
Fictitious business name: EBONY HAVEN HILL, INC.  
Located at: 4072 Messina Dr. San Diego, CA  
County of San Diego, 92113  
The business is conducted by: A Corporation  
The registrant has not yet begun to transact business.  
This business is hereby registered by the following: Elizabeth Contract For

FICTITIOUS BUSINESS NAME STATEMENT

2017-9029240  
Fictitious business name: EBONY HAVEN HILL, INC.  
Located at: 4072 Messina Dr. San Diego, CA  
County of San Diego, 92113  
The business is conducted by: A Corporation  
The registrant has not yet begun to transact business.  
This business is hereby registered by the following: Elizabeth Contract For

LEGAL NOTICES

will expire on December 15, 2022 12/28,1/4,1/11, 1/18

FICTITIOUS BUSINESS NAME STATEMENT

2017-9039796  
Fictitious business name: CHOU'S TAX & SERVICES  
Located at: 4714 Market St San Diego, CA  
County of San Diego, 92102  
The business is conducted by: A Married Couple  
The first day of business was 12/20/2017.  
This business is hereby registered by the following: Chou P. Ratsachak & Phang Ratsachak 4714 Market St. San Diego, CA 92102  
This statement was filed with the Recorder/County Clerk of San Diego County on December 20, 2017.  
This fictitious business name will expire on December 20, 2022 12/28,1/4,1/11, 1/18

NOTICE TO CREDITORS OF MARK L. PRINGLE

BY TRUSTEE LAURENCE CAMERON PRINGLE COUNTY OF SAN DIEGO  
Notice is hereby given to the creditors and contingent creditors

REQUEST FOR PROPOSALS

of the above-named decedent, that all persons having claims against the decedent are required to mail or deliver a copy to LAURENCE CAMERON PRINGLE, as Trustee of the MARK L. PRINGLE REVOCABLE TRUST Dated January 27, 2014, wherein the decedent was the settlor, at 600 W Broadway, Suite 700, San Diego, CA 92101, within the later of four months after 2017 (the date of the first publication of notice to creditors) or, if notice is mailed or personally delivered to you, 60 days after the date this notice is mailed or personally delivered to you, or you must petition to

LEGAL NOTICES

1/11,1/18,1/25,2/1

California County of San Diego

330 W. Broadway San Diego, CA 92112 37-2017-60491000-CU-PT-CTL  
Petitioner or Attorney: Samuel F. Hoffman for change of name.  
TO ALL INTERESTED PERSONS: Samuel F. Hoffman filed a petition with this court for decree changing name as follows:  
PRESENT NAME: Marc William Marcantel  
PROPOSED NAME: Billy Koger Marcantel  
THE COURT ORDERS that all persons interested in this matter shall appear before this court hearing to show cause, if any, why the petition for change of name should not be granted.  
NOTICE OF HEARING Date: February 15, 2018 Time: 10:30 A.M. Dept.C-27.  
The address of the court is: 330 West Broadway San Diego, CA 92101. A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county, Voice & Viewpoint. 1/11,1/18,1/25,2/1

PRESENT NAME:

Marc William Marcantel

PROPOSED NAME:

Billy Koger Marcantel

THE COURT ORDERS that

all persons interested in this matter shall appear before this court hearing to show cause, if any, why the petition for change of name should not be granted.  
NOTICE OF HEARING Date: February 15, 2018 Time: 10:30 A.M. Dept.C-27.  
The address of the court is: 330 West Broadway San Diego, CA 92101. A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county, Voice & Viewpoint. 1/11,1/18,1/25,2/1

PUBLIC NOTICE

PUBLIC NOTICE

The San Diego Housing Commission (SDHC) is soliciting public comment on its Moving to Work (MTW) Fiscal Year 2019 (July 1, 2018 - June 30, 2019) Annual Plan. The proposed plan will be available for review on SDHC's website, [www.sdhc.org](http://www.sdhc.org) beginning on January 30, 2018. Comments must be submitted by 5 p.m. on March 2, 2018 to be considered by SDHC staff and decision-making authorities in their final review of the proposed plan. Please submit written comments by mail to: Jessica Adams-Moving Forward, San Diego Housing Commission, 1122 Broadway, Suite 300, San Diego, CA 92101, or email your comments to [jensica@sdhc.org](mailto:jensica@sdhc.org)

SUBJECT

In its MTW Annual Plan for Fiscal Year 2019 (July 1, 2018 - June 30, 2019), SDHC proposes to modify its Path to Success initiative by adjusting minimum rent amounts for Work-Able households. All other components of the initiative remain unchanged.

SDHC is soliciting public comment on these proposed program changes.

PUBLIC HEARING SDHC will hold a public hearing on the proposed Fiscal Year 2019 MTW Annual Plan on Monday, February 12, 2018, at 1 p.m. at the SDHC Achievement Academy, 1045 11th Avenue, San Diego, CA 92101.



Advertisement for Bids

Notice is hereby given that the San Diego Unified School District, acting by and through its governing board, will receive sealed bids for the furnishing of all labor, materials, transportation, equipment, and services to:

MOVE RELOCATABLE AND PORTABLE BUILDINGS ON AN AS-NEEDED BASIS (IDIQ)

A mandatory site visit is scheduled for 9:00 a.m. on JANUARY 25, 2018 in front of the main office of Emerson Bendini (Emerson Campus), 3510 Newton Avenue, San Diego, CA 92113. PLEASE SEE BID FOR DETAILS (No. CZ-18-0737-33).

All bids must be received at or before 1:00 p.m. on FEBRUARY 8, 2018, at the Strategic Sourcing and Contracts Department, 2351 Cardinal Lane, Bldg. M, San Diego, CA 92123, at which time bids will be publicly opened and read aloud.

The project estimate is not-to-exceed \$1.2 million. This is a PSA project and requires prequalification. The District reserves the right to accept any of the following classification(s) of California State Civil





## LA PRENSA

## La Prensa San Diego Newspaper

Ad Run Date: February 2, 2018

**PUBLIC NOTICE OF THE SAN DIEGO HOUSING COMMISSION**  
**MOVING TO WORK FISCAL YEAR 2019 PLAN**

**PUBLIC NOTICE**

The San Diego Housing Commission (SDHC) is soliciting public comment on its Moving to Work (MTW) Fiscal Year 2019 (July 1, 2018 – June 30, 2019) Annual Plan. The proposed plan will be available for review on SDHC's website, [www.sdhc.org](http://www.sdhc.org) beginning on January 30, 2018. Comments must be submitted by 5 p.m. on March 2, 2018 to be considered by SDHC staff and decision-making authorities in their final review of the proposed plan. Please submit written comments by mail to: Jessica Adamo/Moving Forward, San Diego Housing Commission, 1122 Broadway, Suite 300, San Diego, CA 92101, or email your comments to [jessicaa@sdhc.org](mailto:jessicaa@sdhc.org)

**SUBJECT**

In its MTW Annual Plan for Fiscal Year 2019 (July 1, 2018 – June 30, 2019), SDHC proposes to modify its Path to Success initiative by adjusting minimum rent amounts for Work-Able households. All other components of the initiative remain unchanged.

SDHC is soliciting public comment on these proposed program changes.

**PUBLIC HEARING**

SDHC will hold a public hearing on the proposed Fiscal Year 2019 MTW Annual Plan on Monday, February 12, 2018, at 1 p.m. at the SDHC Achievement Academy, 1045 11<sup>th</sup> Avenue, San Diego, CA 92101.





PUBLIC COMMENT MATRIX

Public Hearing Comment Matrix		
Group/Agency	Questions/Comments Received	SDHC Responses
SDHC Staff	I like the revised income ranges, it makes a lot of sense.	Thank you, we like the change as well.
SDHC Staff	How will you notify families of the change?	We will send letters, information in packets, post information on the website, reach out directly from the Achievement Academy, and set up a hot line. If you have any other recommendations, please share them.
SDHC Staff	Are the minimum rents affordable?	Yes. A family working full-time at minimum wage can afford the minimum rents. It's roughly 30 percent of their monthly adjusted income.
SDHC Staff	Do elderly/disabled families still have a \$0 minimum rent?	Yes. There have been no changes to the rent calculation for elderly/disabled families.



APPENDIX C

ANNUAL STATEMENT/PERFORMANCE AND EVALUATION REPORT (HUD 50075.1)

Annual Statement/Performance and Evaluation Report  
 Capital Fund Program and Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 06/30/2017

**Part I: Summary**  
**PHA Name: San Diego Housing Commission**

**Grant Type and Number**  
 Capital Fund Program Grant No: CA160603501-09  
 Replacement Housing Factor Grant No: N/A  
 Date of CFFP: N/A

**FFY of Grant: 2009**  
**FFY of Grant Approval: 2009**

**Type of Grant**  
 Original Annual Statement  
 Performance and Evaluation Report for Period Ending: 06/30/2017  
 Reserve for Disasters/Emergencies

Revised Annual Statement (revision no: )  
 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Revised <sup>2</sup>	Total Actual Cost <sup>1</sup>	
		Original			Obligated	Expended
1	Total non-CFP Funds					
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>					
3	1408 Management Improvements					
4	1410 Administration (may not exceed 10% of line 21)					
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs					
8	1440 Site Acquisition					
9	1450 Site Improvement					
10	1460 Dwelling Structures					
11	1465.1 Dwelling Equipment - Nonexpendable					
12	1470 Non-Dwelling Structures					
13	1475 Non-Dwelling Equipment					
14	1485 Demolition					
15	1492 Moving to Work Demonstration					
16	1495.1 Relocation Costs					
17	1499 Development Activities <sup>4</sup>					
		\$	2,005,429.00	\$	-	\$
					2,005,429.00	\$
						2,005,429.00

<sup>1</sup> To be completed for the Performance and Evaluation Report  
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement  
<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for Operations  
<sup>4</sup> RHF funds shall be included here

Page 1  
 from HUD 50075.1 (4/2008)



U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB No. 2577-0226  
Expires 06/30/2017

Annual Statement Performance and Evaluation Report  
Capital Fund Program Replacement Housing Factor and  
Capital Fund Financing Program

**Part E - Summary**


PHA Name: San Diego Housing Commission

Grant Type and Number  
Capital Fund Program Grant No: CA168063801-00  
Replacement Housing Factor Grant No: N/A  
Date of CFFP: N/A

Type of Grant  
 Original Annual Statement  
 Performance and Evaluation Report for Period Ending: 06/30/2017  
 Reserve for Disasters/Emergencies

Revised Annual Statement (revision no: )  
 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Annual Cost <sup>1</sup>
		Original	Revised <sup>2</sup>	
18a	1501 Collateralization or Debt Service paid by the PHIA			Expended
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment			
19	1502 Contingency (may not exceed 8% of line 20)			
20	Amount of Annual Grant: (sum of lines 2 - 19)	\$ 2,005,429.00	\$ -	2,005,429.00
21	Amount of Line 20 Related to LBP Activities			
22	Amount of Line 20 Related to Section 504 Activities			
23	Amount of Line 20 Related to Security - Soft Costs			
24	Amount of Line 20 Related to Security - Hard Costs			
25	Amount of Line 20 Related to Energy Conservation Measures			

Signature of Executive Director:  Date: 8/21/17

Signature of Public Housing Director: \_\_\_\_\_ Date: \_\_\_\_\_

<sup>1</sup> To be completed for the Performance and Evaluation Report.  
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>3</sup> PHAs with under 250 units in management may use 100% of CFFP Grants for Operations.  
<sup>4</sup> RHIF funds shall be included here.







Annual Statement/Performance and Evaluation Report  
 Capital Fund Program and Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 06/30/2017

**Part E: Summary**

**PHA Name:** San Diego Housing Commission

**Grant Type and Number:** Capital Fund Program Grant No: CA16R063501-10  
 Replacement Housing Factor Grant No: N/A  
 Date of CFFP: N/A

**FFY of Grant: 2010**  
**FFY of Grant Approval: 2010**

Original Annual Statement  
 Performance and Evaluation Report for Period Ending: 06/30/2017

Reserve for Disasters/Emergencies

Revised Annual Statement (revision no: )  
 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
1	Total non-CFF Funds				
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment - Nonexpendable				
12	1470 Non-Dwelling Structures				
13	1475 Non-Dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities <sup>4</sup>	\$ 1,935,182.00	\$ -	\$ 1,935,182.00	\$ 1,935,182.00

<sup>1</sup> To be completed for the Performance and Evaluation Report

<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement

<sup>3</sup> PHAs with under 250 units in management may use 100% of CFF Grants for Operations

<sup>4</sup> RHF funds shall be included here





U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
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Expires 06/30/2017

Annual Statement Performance and Evaluation Report  
Capital Fund Program Replacement Housing Factor and  
Capital Fund Financing Program

**PART I: Summary**

PHA Name: San Diego Housing Commission

Grant Type and Number: **FFY of Grant: 2010**  
Capital Fund Program Grant No: CA16065501-10 **FFY of Grant Approval: 2010**  
Replacement Housing Factor Grant No: N/A  
Date of CTFP: N/A

Original Annual Statement  
 Performance and Evaluation Report for Period Ending: 06/30/2017

Reserve for Disasters/Emergencies

Revised Annual Statement (revision no: )  
 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Expended
		Original	Revised <sup>1</sup>	
18a	1501 Collateralization or Debt Service paid by the PHA			
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment			
19	1502 Contingency (may not exceed 8% of line 20)			
20	Amount of Annual Grant: (sum of lines 2 - 19)	\$ 1,935,182.00	\$ -	1,935,182.00
21	Amount of Line 20 Related to LBP Activities			
22	Amount of line 20 Related to Section 504 Activities			
23	Amount of line 20 Related to Security - Soft Costs			
24	Amount of line 20 Related to Security - Hard Costs			
25	Amount of line 20 Related to Energy Conservation Measures			

Signature of Executive Director: *[Signature]* Date: 8/21/17

Signature of Public Housing Director: \_\_\_\_\_ Date: \_\_\_\_\_

<sup>1</sup> To be completed for the Performance and Evaluation Report.  
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>3</sup> PHAs with under 250 units in management may use 100% of CTF Grants for Operations.  
<sup>4</sup> RHP funds shall be included here.







Annual Statement Performance and Evaluation Report  
 Capital Fund Program and Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
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 Expires 06/30/2017

Part I: Summary		Grant Type and Number		FFY of Grant: 2011	
PHA Name: San Diego Housing Commission		Capital Fund Program Grant No: CA16R063501-11		FFY of Grant Approval: 2011	
		Replacement Housing Factor Grant No: N/A			
		Date of CFFP: N/A			
Type of Grant		Reserve for Disasters/Emergencies		Revised Annual Statement (revision no: )	
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Final Performance and Evaluation Report	
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 06/30/2017					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
1	Total non-CTF Funds				
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment - Nonexpendable				
12	1470 Non-Dwelling Structures				
13	1475 Non-Dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities <sup>4</sup>	\$ 1,654,411.00	\$ -	\$ 1,654,411.00	\$ 1,648,411.10

<sup>1</sup> To be completed for the Performance and Evaluation Report  
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement  
<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for Operations  
<sup>4</sup> RHF funds shall be included here



U.S. Department of Housing and Urban Development  
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Annual Statement Performance and Evaluation Report  
Capital Fund Programs, Capital Fund Program Replacement Housing Factor and  
Capital Fund Financing Program

**Part I: Summary**  
**PIHA Name:** San Diego Housing Commission  
**Grant Type and Number:** Capital Fund Program Grant No. CA10R003501-11  
 Replacement Housing Factor Grant No: N/A  
 Date of CFFP: N/A  
**PIHA of Grant:** 2011  
**PIHA of Grant Approval:** 2011

Original Annual Statement  
 Performance and Evaluation Report for Period Ending: 06/30/2017  
 Reserve for Disasters/Emergencies

Revised Annual Statement (revision use)  
 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>
		Original	Revised <sup>2</sup>	
18a	1501 Collateralization or Debt Service paid by the PIHA			
18ba	1900 Collateralization or Debt Service paid Via System of Direct Payment			
19	1502 Contingency (may not exceed 5% of line 20)			
20	Amount of Annual Grant (sum of lines 2 - 19)	\$ 1,654,411.00	\$ -	\$ 1,654,411.00
21	Amount of Line 20 Related to LDP Activities			
22	Amount of Line 20 Related to Section 504 Activities			
23	Amount of Line 20 Related to Security - Soft Costs			
24	Amount of Line 20 Related to Security - Hard Costs			
25	Amount of Line 20 Related to Energy Conservation Measures			

**Signature of Executive Director:** *[Signature]* **Date:** 8/2/11  
**Signature of Public Housing Director:** \_\_\_\_\_ **Date:** \_\_\_\_\_

<sup>1</sup> To be completed for the Performance and Evaluation Report.  
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>3</sup> PIHA's with under 250 units in management may use 100% of CFFP Grants for Operations.  
<sup>4</sup> RHP funds shall be included here.







Annual Statement Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor and Capital Fund Financing Program		U.S. Department of Housing and Urban Development Office of Public and Indian Housing OMB No. 2577-0226 Expires 06/30/2017			
Part I: Summary PHIA Name: San Diego Housing Commission		Grant Type and Number Capital Fund Program Grant No: CA16R063501-12 Replacement Housing Factor Grant No: N/A Date of CFFP: N/A			
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending: 06/30/2017		<input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: ) <input type="checkbox"/> Final Performance and Evaluation Report			
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>		Obligated
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment - Nonexpendable				
12	1470 Non-Dwelling Structures				
13	1475 Non-Dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities <sup>4</sup>	\$ 1,516,787.00	\$ -	\$ 1,516,787.00	\$ 1,516,787.00

<sup>1</sup> To be completed for the Performance and Evaluation Report  
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement  
<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for Operations  
<sup>4</sup> RHF funds shall be included here





U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
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Expires 06/30/2017

Annual Statement Performance and Evaluation Report  
Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
Capital Fund Financing Program

<b>Part E: Summary</b>		<b>Grant Type and Number</b>		<b>FY of Grant: 2012</b>	
<b>PIA Name:</b> San Diego Housing Commission		Capital Fund Program Grant No: CA108063501-12		FY of Grant Approval: 2012	
		Replacement Housing Factor Grant No: N/A			
		Date of CFP: N/A			
<b>Type of Grant</b>		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no: )	
<input checked="" type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Performance and Evaluation Report for Period Ending: 06/30/2017		<input type="checkbox"/> Final Performance and Evaluation Report	
<b>Summary by Development Account</b>		Total Estimated Cost		Total Actual Cost <sup>1</sup>	
Line		Original	Revised <sup>2</sup>	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PIA				
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 5% of line 20)				
20	Amount of Annual Grant: (sum of lines 2 - 19)	\$ 1,516,787.00	\$ -	\$ 1,516,787.00	\$ 1,516,787.00
21	Amount of Line 20 Related to LBP Activities				
22	Amount of Line 20 Related to Section 504 Activities				
23	Amount of Line 20 Related to Security - Soft Costs				
24	Amount of Line 20 Related to Security - Hard Costs				
25	Amount of Line 20 Related to Energy Conservation Measures				
Signature of Executive Director		Date: 8/21/17		Signature of Public Housing Director	
Richard C. Grady, President & Chief Executive Officer					

<sup>1</sup> To be completed for the Performance and Evaluation Report.  
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>3</sup> PIA's with under 250 units in management may use 100% of CFP Grants for Operations.  
<sup>4</sup> RHF funds shall be included here.







U.S. Department of Housing and Urban Development  
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Annual Statement/Performance and Evaluation Report  
Capital Fund Program and Capital Fund Program Replacement Housing Factor and  
Capital Fund Financing Program

**Part I: Summary**  
**PHA Name:** San Diego Housing Commission  
**Grant Type and Number**  
 Capital Fund Program Grant No: CA16R063501-13  
 Replacement Housing Factor Grant No: N/A  
 Date of CFFP: N/A  
**FFY of Grant:** 2013  
**FFY of Grant Approval:** 2013

**Type of Grant**  
 Original Annual Statement  
 Performance and Evaluation Report for Period Ending: 06/30/2017  
 Reserve for Disasters/Emergencies  
 Revised Annual Statement (revision no: )  
 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost			Total Actual Cost <sup>1</sup>
		Original	Revised <sup>2</sup>	Obligated	
1	Total non-CTP Funds				Expended
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment - Nonexpendable				
12	1470 Non-Dwelling Structures				
13	1475 Non-Dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities <sup>4</sup>	\$ 1,577,757.00	\$ -	\$ 1,561,800.56	\$ 1,093,974.80

<sup>1</sup>To be completed for the Performance and Evaluation Report

<sup>2</sup>To be completed for the Performance and Evaluation Report or a Revised Annual Statement

<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for Operations

<sup>4</sup> RHF funds shall be included here



U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB No. 2577-0226  
Expires 06/30/2017

Annual Statement Performance and Evaluation Report  
Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
Capital Fund Financing Program

<b>Part E - Summary</b>		<b>Grant Type and Number</b>		<b>FY of Grant: 2013</b>	
<b>PHA Name: San Diego Housing Commission</b>		Capital Fund Program Grant No: CA16R063501-13		<b>FY of Grant Approval: 2013</b>	
		Replacement Housing Factor Grant No: N/A			
		Date of CFFP: N/A			
<b>Type of Grant</b>		<b>Reserve for Disasters/Emergencies</b>			
<input checked="" type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Revised Annual Statement (revision no: )			
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 06/30/2017		<input type="checkbox"/> Final Performance and Evaluation Report			
<b>Line</b>	<b>Summary by Development Account</b>	<b>Total Estimated Cost</b>	<b>Revised<sup>1</sup></b>	<b>Obligated</b>	<b>Expended</b>
18a	1501 Collaboration or Debt Service paid by the PHA				
18b	9009 Collaboration or Debt Service paid Via System of Direct Payment				
19	1502 Contingency may not exceed 8% of line 20				
20	Amount of Annual Grant: (sum of lines 2 - 19)	\$ 1,577,257.00	\$ -	\$ 1,561,800.56	\$ 1,093,974.80
21	Amount of Line 20 Related to LIP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
<b>Signature of Executive Director</b>		<b>Date:</b>	<b>Signature of Public Housing Director</b>		
<i>[Signature]</i>		8/21/17			

<sup>1</sup> To be completed for the Performance and Evaluation Report.  
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>3</sup> PHAs with under 250 units in management may use 100% of CFFP Grants for Operations.  
<sup>4</sup> RHF funds shall be included here.







Annual Statement/Performance and Evaluation Report  
 Capital Fund Program and Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 06/30/2017

**Part I: Summary**  
**PHA Name: San Diego Housing Commission**  
**Grant Type and Number**  
 Capital Fund Program Grant No: CA16P063501-14  
 Replacement Housing Factor Grant No: N/A  
 Date of CFFP: N/A  
**FFY of Grant: 2014**  
**FFY of Grant Approval: 2014**

Line	Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending: 06/30/2017	Reserve for Disasters/Emergencies		Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		<input type="checkbox"/> Reserve for Disasters/Emergencies	Original	Revised <sup>2</sup>	Obligated	Expended	
1	Summary by Development Account						
2	Total non-CFP Funds						
3	1-406 Operations (may not exceed 20% of line 21) <sup>3</sup>						
4	1-408 Management Improvements						
5	1-410 Administration (may not exceed 10% of line 21)						
6	1-411 Audit						
7	1-415 Liquidated Damages						
8	1-430 Fees and Costs						
9	1-440 Site Acquisition						
10	1-450 Site Improvement						
11	1-460 Dwelling Structures						
12	1-465.1 Dwelling Equipment - Nonexpendable						
13	1-470 Non-Dwelling Structures						
14	1-475 Non-Dwelling Equipment						
15	1-485 Demolition						
16	1-492 Moving to Work Demonstration						
17	1-495.1 Relocation Costs						
	1-499 Development Activities <sup>4</sup>						
			\$ 1,604,378.00	\$ -	\$ 1,604,378.00	\$ 1,604,378.00	\$ 1,604,378.00

<sup>1</sup> To be completed for the Performance and Evaluation Report  
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement  
<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for Operations  
<sup>4</sup> RHF funds shall be included here





U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
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Expires 06/30/2017

Annual Statement Performance and Evaluation Report  
Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
Capital Fund Financing Program

**Part I: Summary**


PHA Name: San Diego Housing Commission  
Capital Fund Program Grant No.: CA16906350114  
Replacement Housing Factor Grant No: N/A  
Date of CFPF: N/A

FFY of Grant: 2014  
FFY of Grant Approval: 2014

Original Annual Statement  
 Performance and Evaluation Report for Period Ending: 06/30/2017

Reserve for Disasters/Emergencies

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>
		Original	Revised <sup>2</sup>	
18a	1501 Collaboration or Debt Service paid by the PHA			
18b	9000 Collaboration or Debt Service paid Via System of Direct Payment			
19	1502 Contingency (may not exceed 8% of line 20)			
20	Amount of Annual Grant: (sum of lines 2 - 19)	\$ 1,604,378.00	\$ -	\$ 1,604,378.00
21	Amount of Line 20 Related to LBP Activities			
22	Amount of Line 20 Related to Section 204 Activities			
23	Amount of Line 20 Related to Security - Soft Costs			
24	Amount of Line 20 Related to Security - Hard Costs			
25	Amount of Line 20 Related to Energy Conservation Measures			

Signature of Executive Director:  Date: 8/21/17

Signature of Public Housing Director: \_\_\_\_\_ Date: \_\_\_\_\_

<sup>1</sup> To be completed for the Performance and Evaluation Report.  
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>3</sup> PHAs with under 250 units in management may use 100% of CFPF Grants for Operations.  
<sup>4</sup> RHP funds shall be included here.







U.S. Department of Housing and Urban Development  
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Annual Statement Performance and Evaluation Report  
Capital Fund Program and Capital Fund Program Replacement Housing Factor and  
Capital Fund Financing Program

**Part E: Summary**  
**PHIA Name: San Diego Housing Commission**  
**Grant Type and Number**  
Capital Fund Program Grant No: CA16P063501-15  
Replacement Housing Factor Grant No: N/A  
Date of CFFP: N/A  
**FFY of Grant: 2015**  
**FFY of Grant Approval: 2015**

Line	Type of Grant <input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 06/30/2017	Reserve for Disasters/Emergencies			Total Actual Cost <sup>1</sup>
		Total Estimated Cost	Revised <sup>2</sup>	Obligated	
Summary by Development Account		Original	Revised <sup>2</sup>	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment - Nonexpendable				
12	1470 Non-Dwelling Structures				
13	1475 Non-Dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration	\$ 1,705,648.00		\$ 1,703,648.00	\$ 1,542,516.11
16	1495.1 Relocation Costs				
17	1499 Development Activities <sup>4</sup>				

<sup>1</sup> To be completed for the Performance and Evaluation Report  
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement  
<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for Operations  
<sup>4</sup> RHF funds shall be included here



U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB No. 2577-0226  
Expires 06/30/2017

Annual Statement Performance and Evaluation Report  
Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
Capital Fund Financing Program

Part I: Summary

PHIA Name: **San Diego Housing Commission** Grant Type and Number: **Capital Fund Program Grant No: CAHP063501-15** FFY of Grant: **2015**  
 Replacement Housing Factor Grant No: N/A Date of CFFP: N/A

Type of Grant:  Original Annual Statement  Reserve for Disasters/Emergencies  Revised Annual Statement (revision no: )  
 Performance and Evaluation Report for Period Ending: 06/30/2017  Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>
		Original	Revised <sup>2</sup>	
16a	1501 Collateralization or Debt Service paid by the PHIA			
1800	9000 Collateralization or Debt Service paid Via System of Direct Payment			
19	1502 Contingency (may not exceed 8% of line 20)			
20	Amount of Annual Grant: (sum of lines 2 - 19)	\$ 1,703,648.00	\$ -	\$ 1,703,648.00
21	Amount of Line 20 Related to LBP Activities			1,542,516.11
22	Amount of line 20 Related to Section 804 Activities			
23	Amount of line 20 Related to Security - Soft Costs			
24	Amount of line 20 Related to Security - Hard Costs			
25	Amount of line 20 Related to Energy Conservation Measures			
Signature of Executive Director:		Signature of Public Housing Director		Date:
Richard C. Gearty, President, Chief Executive Officer				8/21/17

<sup>1</sup> To be completed for the Performance and Evaluation Report.  
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>3</sup> PHAs with under 250 units in management may use 100% of CFF Grants for Operations.  
<sup>4</sup> RHF funds shall be included here.







U.S. Department of Housing and Urban Development  
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Annual Statement/Performance and Evaluation Report  
Capital Fund Program and Capital Fund Program Replacement Housing Factor and  
Capital Fund Financing Program

**Part I: Summary**  
**PHA Name: San Diego Housing Commission**  
**Grant Type and Number**  
Capital Fund Program Grant No: CA16P063501-16  
Replacement Housing Factor Grant No: N/A  
**FFY of Grant: 2016**  
**FFY of Grant Approval: 2016**  
Date of CFFP: N/A

**Type of Grant**  
 Original Annual Statement  
 Performance and Evaluation Report for Period Ending: 06/30/2017

Reserve for Disasters/Emergencies  
 Revised Annual Statement (revision no: )  
 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost			Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>		Obligated	Expended
1	Total non-CFP Funds					
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>					
3	1408 Management Improvements					
4	1410 Administration (may not exceed 10% of line 21)					
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs					
8	1440 Site Acquisition					
9	1450 Site Improvement					
10	1460 Dwelling Structures					
11	1465.1 Dwelling Equipment - Nonexpendable					
12	1470 Non-Dwelling Structures					
13	1475 Non-Dwelling Equipment					
14	1485 Demolition					
15	1492 Moving to Work Demonstration	\$	1,772,696.00		\$	426,123.30
16	1495.1 Relocation Costs					
17	1499 Development Activities <sup>4</sup>					

<sup>1</sup> To be completed for the Performance and Evaluation Report

<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement

<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for Operations

<sup>4</sup> RHF funds shall be included here





U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB No. 2537-0226  
Expires 06/30/2017

Annual Statement Performance and Evaluation Report  
Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
Capital Fund Financing Program

**Part I - Summary**

**PIHA Name:** San Diego Housing Commission


**Grant Type and Number:** Capital Fund Program Grant No: CA16P063594-16  
Replacement Housing Factor Grant No: N/A  
Date of CTFP: N/A

**FFY of Grant:** 2016

**Type of Grant:**  
 Original Annual Statement  
 Performance and Evaluation Report for Period Ending: 06/30/2017

**Reserve for Disasters/Emergencies:**  
 Reserve for Disasters/Emergencies  
 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>3</sup>	
		Original	Revised <sup>1</sup>	Obligated	Expended
18a	1500 Collateralization or Debt Service paid by the PIHA				
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1500 Contingency (may not exceed 1% of line 20)				
20	Amount of Annual Grant: (sum of lines 2 - 19)	\$ 1,772,690.00	\$	\$ 426,123.30	\$ 156,062.01
21	Amount of Line 20 Related to LBP Activities				
22	Amount of Line 20 Related to Section 504 Activities				
23	Amount of Line 20 Related to Security - Staff Costs				
24	Amount of Line 20 Related to Security - Hard Costs				
25	Amount of Line 20 Related to Energy Conservation Measures				

**Signature of Executive Director:**  **Date:** 8/21/17

**Signature of Public Housing Director:** \_\_\_\_\_ **Date:** \_\_\_\_\_

<sup>1</sup> To be completed for the Performance and Evaluation Report.  
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>3</sup> PIHAs with under 250 units in management may use 100% of CTFP Grants for Operations.  
<sup>4</sup> RHP funds shall be included here.







## APPENDIX D

## NON-MTW RELATED SDHC INFORMATION

**Missing Middle Housing Act – California State Assembly Bill 1637**

One of the three major goals in the San Diego Housing Commission's (SDHC) current four-year Strategic Plan (2016 – 2020) is to advocate for more effective affordable housing policies and resources.

SDHC and the City of San Diego worked together with California State Assemblymember Todd Gloria on Assembly Bill (AB) 1637, which California Governor Jerry Brown signed into law on October 14, 2017.

This legislation will help create more rental housing units for low- and middle-income households in the City of San Diego.

SDHC President & CEO Richard C. Gentry testified in support of AB 1637 on May 10, 2017, at the hearing of the California State Assembly Committee on Housing and Community Development.

AB 1637 allows public housing authorities in the City of San Diego and the County of Santa Clara to make loans to developers of mixed-income developments if:

- 40 percent of the units are affordable to low-income households (up to 80 percent of Area Median Income); and
- At least 10 percent of the units are affordable to middle-income households (up to 150 percent of Area Median Income)

This is an affordability range not previously served by public housing authorities. However, this is essential to the ability to provide a continuum of housing opportunities for those moving up from low-income to market-rate housing.

The expanded affordability levels also create the opportunity to attract new revenue sources for affordable housing and incentivize the production of mixed-income rental housing developments, which encourage balanced-community objectives.

**San Diego Housing Production Objectives 2018-2028**

The City of San Diego needs 150,000 to 220,000 housing units across income levels by 2028, according to an SDHC report released on September 21, 2017, "Addressing the Housing Affordability Crisis: San Diego Housing Production Objectives 2018-2028."

SDHC developed the report in collaboration with City Councilmembers Scott Sherman and David Alvarez, then-Chair and Vice Chair, respectively, of the City Council's Smart Growth and Land Use Committee.

The City of San Diego can create enough additional housing to meet its need if the majority of the proposals in this report are implemented.



*SDHC Housing Production Objectives Report  
News Conference – September 21, 2017*



The five main sources of potential additional housing units over the next 10 years:

- Rezoning to increase density around transit opportunity areas: 47,000 to 146,000 units
- Redeveloping underutilized parcels of land: 56,000 to 73,000 units
- Adapting disused industrial zones and City sites: 11,000 to 20,000 units
- Infilling vacant lots: 5,000-6,000 units
- Utilizing detached Accessory Dwelling Units (ADUs): 2,700 to 5,500 units

Total: 121,700 to 250,500 units

SDHC engaged a global policy and research consultant to conduct the study of the City's overall housing production needs, its current supply, and its available space to build additional homes.

This new report is the next step in a process that SDHC started more than two years ago when it published its report, "Addressing the Housing Affordability Crisis: An Action Plan for San Diego," which included 11 recommended actions at the local, state and federal level to reduce costs and increase housing production.

Action has been taken on 10 of those 11 recommendations.

### **City of San Diego Bridge Shelters**

SDHC administers the three City of San Diego Bridge Shelters, which provide up to 700 beds to address the immediate shelter needs of homeless San Diegans.

These shelters assist the most vulnerable homeless individuals in the City of San Diego.

As homeless San Diegans exit the shelters to permanent housing with the "Housing First" model of addressing homelessness, the shelters will be able to help additional homeless San Diegans.

Bridge Shelters provide a safe place to stay – or a "bridge" – for individuals or families who are enrolled in a permanent housing program, but have not yet moved into a permanent unit while they await permanent housing placement.

Among the goals for all three shelters are that 65 percent of program participants will exit to permanent housing and that of those, no more than 15 percent will return to shelters within 12 months.

The bridge shelter for single adults opened on December 1, 2017; the shelter for military Veterans opened on December 22, 2017; and the third and final shelter, with beds for men, women and children in families and single women, opened on January 4, 2018.



*City of San Diego Bridge Shelter for Single Adults  
Opened December 1, 2017*



SDHC invested \$1.1 million toward start-up costs to help ensure that these shelters would open as quickly as possible. In addition, on November 14, 2017, the San Diego City Council authorized SDHC to expend \$6,530,112 of SDHC funds for shelter operations from December 1, 2017, through June 30, 2018.

On-site services provided at the shelters include:

- 24-hour residential services, such as twice daily meals, laundry, showers, restrooms, and wash stations
- Housing Navigation and Location staff to assist residents in finding permanent housing
- Hepatitis A vaccinations and hygiene kits
- Help to connect residents with government benefits and mental health and substance abuse treatment
- 24-hour security

San Diego Mayor Kevin L. Faulconer first announced these shelters on September 13, 2017, to address homelessness and combat the regional Hepatitis A outbreak in the City of San Diego.