



SAN DIEGO
HOUSING
COMMISSION

News Release

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**‘EXTREMELY STRONG OVERALL MANAGEMENT’ AND
‘VERY STRONG FINANCIAL PROFILE’ CITED AS RATING AGENCY
AFFIRMS SAN DIEGO HOUSING COMMISSION’S
‘AA’ CREDIT RATING**

*Standard & Poor’s says SDHC is “the leading provider of
affordable housing opportunities” in San Diego*

SAN DIEGO, CA—Standard & Poor’s Ratings Services affirmed the San Diego Housing Commission’s (SDHC) 2013 “AA” credit rating, citing SDHC’s credit strengths, such as “extremely strong overall management,” “very strong financial profile” and the need for SDHC affordable housing.

An “AA” rating from Standard & Poor’s is its second highest and indicates that SDHC has a “very strong capacity to meet financial commitments.”

“This affirmation of the San Diego Housing Commission’s credit rating is also an affirmation of the great teamwork by the San Diego City Council, our Board of Commissioners, our management, staff and partners, to provide affordable housing for low-income San Diegans in a fiscally prudent way,” said SDHC President & CEO Richard C. Gentry. “With the recent adoption of our two-year [Strategic Plan](#), we will build on this accomplishment to have the greatest possible impact with limited financial resources in the years ahead.”

The Standard & Poor’s report stated that SDHC will be able to grow its affordable housing program, in part, because of its designation from the U.S. Department of Housing and Urban Development (HUD) as a “[Moving to Work](#)” (MTW) agency.

“SDHC has been, in our view, the leading provider of affordable housing opportunities for lower-income families and individuals in San Diego for at least the past 10 years,” the Standard & Poor’s report stated.

SDHC is one of only 39 public housing authorities nationwide (out of 3,400) to receive MTW status from HUD. This designation has allowed SDHC the flexibility to implement a variety of new approaches to provide housing assistance in the City of San Diego.

For example, as an MTW agency, SDHC on July 1, 2010, became one of the first housing agencies in the nation to receive approval from HUD to direct federal Sponsor-Based Housing Vouchers to make affordable housing available for homeless San Diegans. To date, SDHC has awarded 358 Sponsor-Based Housing Vouchers to nonprofit organizations, or sponsors, that provide supportive services to homeless San Diegans.

SDHC has also used MTW flexibility to provide additional affordable housing in the City of San Diego to serve low-income residents, including persons who are elderly, disabled and veterans. . For example, with more than \$8.296 million in MTW funds, SDHC and its nonprofit affiliate, Housing Development Partners, are renovating the historical Hotel Churchill in downtown San Diego to create 72 studios for homeless or low-income military veterans and individuals who need mental health services.

Standard & Poor's report also cited SDHC's transition out of public housing units and into a "private sector affordable housing real estate model."

In 2009, SDHC implemented an innovative [Finance Plan](#) that created 810 additional affordable housing units in the City of San Diego through public-private partnerships and direct acquisitions.

SDHC's Finance Plan stemmed from a September 10, 2007, landmark agreement, in which HUD transferred full ownership for 1,366 public housing units to SDHC—the largest public housing conversion at that time. SDHC leveraged the equity from its new real estate portfolio to create or preserve these additional affordable housing units. All of the units will remain affordable for at least 55 years or more.

To access the Standard & Poor's Rating Services Report, *San Diego Housing Commission, California; General Obligation*, please visit www.sdhc.org.

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