



SAN DIEGO
HOUSING
COMMISSION

We're About People

San Diego Housing Commission (SDHC)

Moving Forward

Fiscal Year 2021 Moving to Work (MTW) Annual Plan

SDHC Board Meeting Workshop

January 10, 2020

Suket Dayal
Senior Vice President of
Strategic Operations and Policy

Mariangela Patruno
Moving to Work Program Administrator





SDHC – Fiscal Year 2021 MTW Annual Plan Agenda

- Overview of the MTW Program
- Fiscal Year 2021 MTW Annual Plan Proposed Initiatives
- Questions & Comments



SDHC – Fiscal Year 2021 MTW Annual Plan

What is Moving to Work?

- MTW allows SDHC to design innovative, cost-effective ways of providing housing assistance to low-income families.
- SDHC is one of only 39 public housing authorities, out of 3,400 nationwide, to receive an MTW designation.
- In 2015, Congress directed HUD to expand the MTW demonstration by 100 public housing authorities over seven years.



SDHC Headquarters
1122 Broadway
San Diego, CA 92101



SDHC – Fiscal Year 2021 MTW Annual Plan

Investing in Our Community

- **Affordable Housing** – Create and preserve affordable rental housing
- **Addressing Homelessness** – Develop innovative approaches to address homelessness
- **SDHC Achievement Academy** – Enhance family financial self-reliance



Quality Inn

*91 permanent supportive housing units
Undergoing Rehabilitation
HOUSING FIRST – SAN DIEGO*



The Beacon

*43 permanent supportive housing units
Grand Opening: September 20, 2019
HOUSING FIRST – SAN DIEGO*



SDHC Achievement Academy

*Bridges to Career Opportunities
Real Life Skills Workshop
July 9, 2019*





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SDHC – Fiscal Year 2021 MTW Annual Plan Proposed Initiatives

1. Establishment of Alternative Reasonable Cost Limits
2. Preservation of Affordable Housing in the City of San Diego





SDHC – Fiscal Year 2021 MTW Annual Plan

Proposed Initiatives – Establishment of Alternative Reasonable Cost Limits

Description: SDHC is requesting permission to develop alternative reasonable cost limits to include Total Development Costs (TDC) and Hard Construction Costs (HCC) for development and rehabilitation projects.

Goals of an alternative reasonable cost formula:

- SDHC can more easily collaborate with other entities to develop and rehabilitate affordable housing
- Increases the amount of affordable housing available to low-income families





SDHC – Fiscal Year 2021 MTW Annual Plan

Proposed Initiatives –

Establishment of Alternative Reasonable Cost Limits (Continued)

PROPOSED SDHC REASONABLE COST LIMITS

DEVELOPMENT TYPE	0 BEDROOM		1 BEDROOM		2 BEDROOM		3 BEDROOM	
	500 Sq. Ft.		700 Sq. Ft.		900 Sq. Ft.		1200 Sq. Ft.	
	HCC (\$)	TDC (\$)	HCC (\$)	TDC (\$)	HCC (\$)	TDC (\$)	HCC (\$)	TDC (\$)
WALKUP	65,960	205,768	92,344	288,075	118,728	370,382	158,305	493,842
ELEVATOR	143,522	257,903	200,931	361,064	258,340	464,225	344,453	618,967

SDHC AVERAGE COSTS

DEVELOPMENT TYPE*	HARD CONSTRUCTION COST (HCC)	TOTAL DEVELOPMENT COST (TDC)
WALKUP	\$131.92 / sq.ft.	\$411.54 / sq.ft.
ELEVATOR	\$287.04 / sq.ft.	\$515.81 / sq.ft.





SDHC – Fiscal Year 2021 MTW Annual Plan

Proposed Initiatives –

Preservation of Affordable Housing in the City of San Diego

Description: SDHC proposes to develop methods of financing for the preservation and rehabilitation of properties that are not owned by SDHC.

Goals:

- Landlords can improve the quality of their affordable housing stock without raising rents.
- Low-income families can have a larger selection of affordable housing units.
- Units accepting preservation funds will remain restricted to families with income below 80 percent of the Area Median Income.





Questions & Comments

