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
• Overview of the MTW Program

• Fiscal Year 2021 MTW Annual Plan Proposed Initiatives

• Questions & Comments
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 – 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

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**Quality Inn**
91 permanent supportive housing units
Undergoing Rehabilitation

**The Beacon**
43 permanent supportive housing units
Grand Opening: September 20, 2019

**SDHC Achievement Academy**
Bridges to Career Opportunities
Real Life Skills Workshop
July 9, 2019
1. Establishment of Alternative Reasonable Cost Limits

2. Preservation of Affordable Housing in the City of San Diego
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
### Proposed SDHC Reasonable Cost Limits

<table>
<thead>
<tr>
<th>Development Type</th>
<th>0 Bedroom 500 Sq. Ft.</th>
<th>1 Bedroom 700 Sq. Ft.</th>
<th>2 Bedroom 900 Sq. Ft.</th>
<th>3 Bedroom 1200 Sq. Ft.</th>
</tr>
</thead>
<tbody>
<tr>
<td>HCC ($)</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>TDC ($)</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>WALKUP</td>
<td>65,960</td>
<td>205,768</td>
<td>92,344</td>
<td>288,075</td>
</tr>
<tr>
<td>ELEVATOR</td>
<td>143,522</td>
<td>257,903</td>
<td>200,931</td>
<td>361,064</td>
</tr>
</tbody>
</table>

### SDHC Average Costs

<table>
<thead>
<tr>
<th>Development Type</th>
<th>Hard Construction Cost (HCC)</th>
<th>Total Development Cost (TDC)</th>
</tr>
</thead>
<tbody>
<tr>
<td>WALKUP</td>
<td>$131.92 / sq.ft.</td>
<td>$411.54 / sq.ft.</td>
</tr>
<tr>
<td>ELEVATOR</td>
<td>$287.04 / sq.ft.</td>
<td>$515.81 / sq.ft.</td>
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</table>
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