San Diego Housing Commission
Moving Forward
Fiscal Year 2021 Moving to Work (MTW) Annual Plan
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• Overview of the Moving to Work (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.
Three main objectives of the Moving to Work program:

- Achieve greater cost effectiveness
- Increase housing choices for low-income families
- Help residents make progress toward economic self-sufficiency
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 ($)</td>
<td>TDC ($)</td>
<td>HCC ($)</td>
<td>TDC ($)</td>
<td>HCC ($)</td>
</tr>
<tr>
<td><strong>Walkup</strong></td>
<td>65,960</td>
<td>205,768</td>
<td>92,344</td>
<td>288,075</td>
</tr>
<tr>
<td><strong>Elevator</strong></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><strong>Walkup</strong></td>
<td>$131.92 / sq.ft.</td>
<td>$411.54 / sq.ft.</td>
</tr>
<tr>
<td><strong>Elevator</strong></td>
<td>$287.04 / sq.ft.</td>
<td>$515.81 / sq.ft.</td>
</tr>
</tbody>
</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