

July 28, 2022

This summer, the San Diego Housing Commission (SDHC) and many of the people and organizations with whom we work have commemorated significant milestones among several new housing solutions that will serve vulnerable San Diegans with low income or experiencing homelessness.

These include the grand opening of affordable apartments for veterans, families and seniors, the groundbreaking for a development that will provide new affordable studios for seniors experiencing homelessness, and the opening of a new homelessness shelter for women, with an emphasis on women with serious medical conditions or other higher-need conditions.

We also received the results of an Urban Institute study of homeownership opportunities and have committed to working to create a pilot program to assist middle-income first-time homebuyers.

In addition, the outstanding work of our Financial Services and Procurement departments has earned SDHC national recognition again this year.

I invite you to read more about these activities below.



Jeff Davis
SDHC Interim President & CEO



Keeler Court Apartments
Grand Opening
June 29, 2022

Celebrating 70 New Affordable Apartments for Veterans, Families and Seniors

An SDHC collaborative development that provides 70 new affordable apartments for veterans who experienced homelessness, as well as families and seniors with low income, celebrated its grand opening on June 29, 2022.

"I see all the people speaking, and all the work that goes into it, and I am extremely grateful. There's a lot of hands in this," said Todd, a Keeler Court apartments resident and a military veteran of the Persian Gulf-war era who receives rental assistance from SDHC through a Veterans Affairs Supportive Housing (VASH) voucher.

San Diego Mayor Todd Gloria, City Council President Sean Elo-Rivera, SDHC Vice President of Multifamily Housing Finance Jennifer Kreutter, Community Housing Works, which developed the property, and additional partners participated in the grand opening of Keeler Court apartments.

SDHC awarded seven VASH vouchers to help pay rent at Keeler Court apartments for veterans who experienced homelessness. These vouchers are among the more than 10,600 housing solutions that SDHC's homelessness action plan, HOUSING FIRST – SAN DIEGO, has created since its launch in November 2014 for San Diegans experiencing homelessness or at risk of homelessness.

SDHC also authorized the issuance of \$24.7 million in Multifamily Housing Revenue Bonds for this development, which the City Council approved as the Housing Authority of the City of San Diego.

[Read the News Release](#)



Nestor Senior Village
Groundbreaking
July 25, 2022

Groundbreaking: Affordable Studios for Seniors Experiencing Homelessness

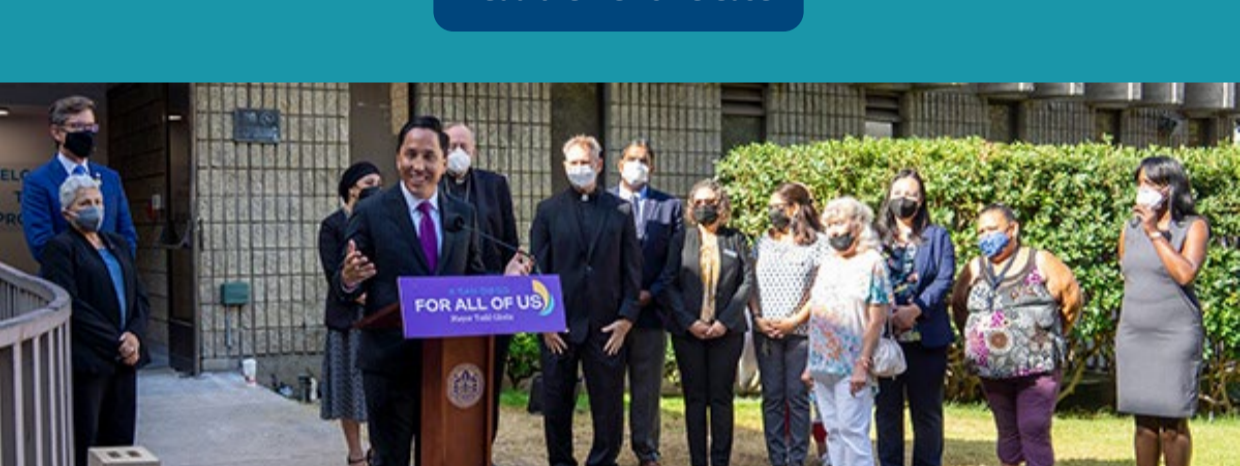
More than 70 seniors experiencing homelessness in the City of San Diego will have permanent rental homes of their own along with supportive services upon the completion of Nestor Senior Village, a new development in collaboration with SDHC that celebrated its groundbreaking on July 25, 2022.

San Diego City Councilmember Vivian Moreno; County of San Diego Director of Housing and Community Development David Estrella; SDHC Senior Vice President of Housing Finance and Property Management Colin Miller; the developer, National Community Renaissance; Nestor United Methodist Church, which owns the land where the development is being built, and additional development partners participated in the groundbreaking.

SDHC awarded 73 rental housing vouchers to help residents of Nestor Senior Village pay their rent and a \$3.3 million loan toward the development.

This development is also part of SDHC's homelessness action plan, HOUSING FIRST – SAN DIEGO, and it supports the Community Action Plan on Homelessness for the City of San Diego.

[Read the News Release](#)



Rachel's Promise Women's Shelter
Opening Announcement
July 21, 2022

Women's Homelessness Shelter Opens

Yesterday, women experiencing homelessness in the City of San Diego began moving into Rachel's Promise, a new homelessness shelter operated through a contract with SDHC.

San Diego Mayor Todd Gloria announced the new shelter at a news conference July 21, 2022, along with City Councilmembers Jennifer Campbell and Stephen Whitburn; Cardinal-designate Robert McElroy, the Bishop of the Roman Catholic Diocese of San Diego; Hafsa Kaka, Director of the City of San Diego's Homelessness Strategies and Solutions Department; and SDHC Director of Housing First Administration Casey Snell.

"This shelter, as with all shelters, is the result of a tremendous amount of collaboration. In this particular case, it's a collaboration between our Homelessness Strategies and Solutions Department and our incredible San Diego Housing Commission. Catholic Charities will operate the shelter under a contract with the Housing Commission," Mayor Gloria said.

The shelter provides up to 40 beds for adult women, with a specific emphasis on those with serious medical conditions; women released from the hospital who do not need or qualify for recuperative care but are in need of a safe, indoor place to recover; and women with other higher-need conditions.

The shelter is at The Salvation Army in downtown San Diego, across the street from Catholic Charities' existing Rachel Women's Center and Rachel's Night Shelter.

[Read the Mayor's News Release](#)

Urban Institute Study Explores Homeownership for Middle-Income and Black Households

A new study that SDHC commissioned to analyze the feasibility of increasing homeownership opportunities for middle-income and Black households was presented on July 14, 2022, to the San Diego City Council's Land Use and Housing Committee.

City Councilmember Vivian Moreno, who serves as Chair of the Committee, asked SDHC to conduct a study regarding homeownership opportunities for households with middle income, earning 81 percent to 150 percent of San Diego's Area Median Income. SDHC also included in the study an analysis of Black homeownership.

SDHC contracted with Urban Institute to conduct the study.

Urban Institute's study identified that approximately 65,000 middle-income households and 3,800 Black households citywide would potentially qualify and benefit from SDHC's first-time homebuyer program.

SDHC's existing first-time homebuyer program is primarily restricted to households with low income (up to 80 percent of San Diego's Area Median Income). SDHC has committed to working with Councilmember Moreno and Mayor Todd Gloria's office on the creation of a pilot program to assist middle-income homebuyers.

[Read the Urban Institute's Study](#)

[Watch the Committee Presentation](#)

Finance Award for SDHC

For the 14th consecutive year, SDHC's Financial Services Department has achieved the highest level of recognition from the Government Recognition Officers Association of the United States and Canada (GFOA).

The Certificate of Achievement for Excellence in Financial Reporting recognizes SDHC's Comprehensive Annual Financial Report for Fiscal Year 2021 (July 1, 2020 - June 30, 2021) for "demonstrating a constructive 'spirit of full disclosure' to clearly communicate its financial story and motivate potential users and user groups to read the report."

SDHC Earns Procurement Award

SDHC's Procurement Department has received an Achievement of Excellence in Procurement Award for the sixth consecutive year from the National Procurement Institute, Inc.

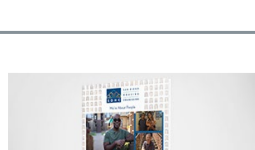
This national award honors organizations that demonstrate excellence by obtaining a high score based on standardized criteria that measure innovation, professionalism, productivity, e-procurement and leadership attributes of the organization.



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We're About People

Established in 1979, the San Diego Housing Commission provides a variety of award-winning affordable housing programs and services that stimulate the local economy, revitalize neighborhoods, and impact the lives of San Diegans with low income and/or experiencing homelessness.

