



SAN DIEGO
HOUSING
COMMISSION

INFORMATIONAL REPORT

DATE ISSUED: September 14, 2022 **REPORT NO:** HCR22-091

ATTENTION: Chair and Members of the San Diego Housing Commission
For the Agenda of September 20, 2022

SUBJECT: San Diego Housing Commission Semi-Annual Grant Report January 1, 2022,
through June 30, 2022

COUNCIL DISTRICT: Citywide

NO ACTION IS REQUIRED ON THE PART OF THE HOUSING COMMISSION

SUMMARY

This report has been prepared in response to the Housing Authority of the City of San Diego (Housing Authority) Resolution Number HA-1569, which provides the San Diego Housing Commission (Housing Commission) with authority for a number of grant-related activities and requires semi-annual reporting of all grant activity. It includes information about Housing Commission activity related to competitive grants, non-competitive grants and allocations, and pass-through funds from the City of San Diego (City) during the second half of Fiscal Year (FY) 2022 (January 1, 2022 – June 30, 2022). Funding approved for the Housing Commission to administer in response to the coronavirus (COVID-19) pandemic also is included in Attachment 1 of this report.

Grant Activity – Competitive Grants

During the second half of FY 2022, activity occurred related to 11 separate competitive funding opportunities the Housing Commission pursued. Decision notices were received for eight grant applications, including six awards totaling \$13,148,166 and two not awarded totaling \$5,500,000. Three grant submissions, including a request for Mainstream Vouchers funding, were pending decision as of June 30, 2022, and had a combined total of \$11,837,500¹. Additionally, of the 11 awarded, not awarded and/or pending grant opportunities, five were submitted during the second half of FY 2022.

¹ Does not include the budget authority of the request for federal Mainstream Vouchers because it is unknown until a notice of decision is received.

Table 1 – Competitive Grants – Awards				
	Grantor / Funding Source	FY / Quarter Submitted	Amount & Type	Description
1	Wells Fargo Foundation Wealth Opportunities Restored through Homeownership (WORTH) Black Indigenous and People of Color (BIPOC) Homeownership Initiative, Phase 2	FY 2022/ Fourth Quarter	\$7,500,000 (\$1.875M/yr. through 2025) New	To support the implementation of a collaborative, cross-sector plan led by the San Diego City-County Reinvestment Task Force (RTF) and the Housing Commission to create 5,000 net new BIPOC homeowners in San Diego County by 2025. To be provided in four installments of \$1,875,000.
2	U.S. Department of Housing and Urban Development (HUD) FY 2021 Continuum of Care (CoC) – SDHC Merged	FY 2022/ First Quarter	\$3,912,268 Renewal	To provide a minimum of 207 units of permanent housing with supportive services to families and households with individuals with a disabling condition and experiencing homelessness in the City.
3	HUD FY 2021 CoC – Transition-Age Youth Rapid Rehousing	FY 2022/ First Quarter	\$751,944 Renewal	To provide short- to medium-term rental assistance with supportive services to a minimum of 28 youth ages 18-24 experiencing homelessness in the City.
4	HUD FY 2021 CoC – San Diego Rapid Rehousing Program (consolidated with the Housing Commission Rapid Rehousing Project [formerly YWCA])	FY 2022/ First Quarter	\$665,774 Renewal	To provide short- to medium-term rental assistance with supportive services to a minimum of 23 families and individuals experiencing homelessness in the City.
5	HUD Resident Opportunity & Self-Sufficiency	FY 2022/ First Quarter	\$245,850 Renewal	To fund a Service Coordinator position for three years at the SDHC Achievement Academy that links clients to training and supportive

Table 1 – Competitive Grants – Awards			
Grantor / Funding Source	FY / Quarter Submitted	Amount & Type	Description
Service Coordinator (ROSS-SC)			services to help them achieve self-sufficiency.
6 County of San Diego HUD Community Development Block Grant (CDBG) – Non-entitlement	FY 2022/ Third Quarter	\$72,330 Renewal	To support San Diego City-County Reinvestment Task Force (RTF) operations.
Total Awards: 6		\$13,148,166	

Table 2 – Competitive Grants – Not Awarded			
Grantor / Funding Source	FY / Quarter Submitted	Amount & Type	Description
1 California Department of Housing and Community Development (HCD) CalHome	FY 2022/ Second Quarter	\$5,000,000 New	To provide mortgage assistance to approximately 46 eligible households through the Housing Commission’s First-Time Homebuyer program.
2 WorkRise 2022 Advancing Economic Mobility	FY 2022/ Fourth Quarter	\$500,000 New	To fund a research project that will evaluate the success of an SDHC Achievement Academy program to increase the economic mobility of individuals with low- and moderate-income through the completion of a Digital Design career training certification, along with financial literacy and other wellness resources.
Total Not Awarded: 2		\$5,500,000	

Table 3 – Competitive Grants – Pending Decision

	Grantor / Funding Source	FY / Quarter Submitted	Amount & Type	Description
1	HCD Homekey Round 2 ²	FY 2022/ Fourth Quarter	\$11,825,000 New	To create 40 new affordable permanent housing units with supportive services for individuals and families experiencing homelessness, including 22 units for households experiencing chronic homelessness.
2	Credit Builders Alliance Achieving Credit Strength, Community of Practice Cohort	FY 2022/ Fourth Quarter	\$12,500 New	To support a nine-month Community of Practice cohort of SDHC Achievement Academy clients to enhance or grow a credit-building program focused on supporting young adults.
3	HUD Mainstream Vouchers	FY 2022/ Fourth Quarter	TBD New	To provide up to 50 federal rental assistance vouchers for households with low income and/or experiencing homelessness that include a non-elderly person with a disability, and to provide funding for extraordinary administrative fees in an amount up to \$500 per Mainstream Voucher awarded since 2018.
Total Pending Decision: 3			\$ 11,837,500¹	

Grant Activity – Pass-through Funding (Non-COVID-19 Related)

During the second half of FY 2022, the City of San Diego approved pass-through funding awarded from four grant programs to the Housing Commission to administer as the City’s public housing agency.

On June 13, 2022, the City Council also approved expenditures from its General Fund to be passed through to the Housing Commission for the administration of several programs as part of its FY 2023 Budget. This included \$3,570,000 to support a new Housing Stability Fund for a Rental Subsidy Pilot Program that would provide approximately 300 vulnerable households at risk of defaulting on their

² The Housing Commission was notified of a conditional reservation of Homekey Round 2 funds June 28th. A formal award notification was anticipated at the time of this reporting period.

rental obligations with up to \$500 per month for up to 24 months; \$1,500,000 to support LGBT Youth Services and Shelter; \$500,000 to support a Multidisciplinary Outreach Team Pilot program; and \$200,000 to support a nexus study to initiate the establishment of a Rental Registry.

Table 4 – Pass-through Funding (Non-COVID-19 Related)

	Grantor / Funding Source	FY / Quarter Approved	Amount & Type	Description
1	California Business, Consumer Services, and Housing Agency (BCSHA), California Interagency Council on Homelessness (Cal ICH), via City of San Diego Homeless Housing, Assistance, and Prevention (HHAP) Round 3	FY 2022/ Fourth Quarter	\$17,251,996 New	Awarded to the City and passed through to the Housing Commission to support the agency’s administration of bridge shelters, interim shelters, youth shelters, case management, and rapid rehousing programs for households experiencing homelessness.
2	HUD, via City of San Diego HOME Investment Partnerships (HOME)	FY 2022/ Fourth Quarter	\$6,000,941 Renewal	Allocated to the City and passed through to the Housing Commission to support the agency's efforts to develop and preserve affordable rental housing and create homeownership opportunities.
3	HUD, via City of San Diego CDBG	FY 2022/ Fourth Quarter	\$1,786,727 Renewal	Allocated to the City and passed through to the Housing Commission to support the agency's administration of the Day Center, interim shelters, and the Homelessness Response Center for households experiencing homelessness.
4	HUD, via City of San Diego Emergency Solutions Grant (ESG)	FY 2022/ Fourth Quarter	\$1,033,227 Renewal	Allocated to the City and passed through to the Housing Commission to support the agency's administration of interim shelters and rapid rehousing programs for households experiencing homelessness, and a security deposit program for veterans experiencing homelessness.

Total Pass-through Funding: 4	\$26,072,891
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Grant Activity – Non-Competitive Funding (Non-COVID-19 Related)

As the City’s public housing agency, the Housing Commission is allocated non-competitive funds from HUD based on formulas and, on occasion, other factors. There was one non-competitive grant allocation to the Housing Commission during the second half of FY 2022.

Table 4 – Non-Competitive Funding (Non-COVID-19 Related)				
	Grantor / Funding Source	FY / Quarter Allocated	Amount & Type	Description
1	HUD Capital Fund	FY 2022/ Fourth Quarter	\$478,823 Renewal	An annual formula allocation to the Housing Commission to address modernization and accrual needs for public housing units.
Total Pass-through Funding: 1				\$478,823

Economic Impact

- **Sub-recipient Agreements** – During the second half of FY 2022, the Housing Commission executed 32 sub-recipient agreements totaling \$ 23,012,910 from multiple grant sources.

Table 5 – Sub-recipient Agreements			
	Sub-recipient & Project	Grantor / Funding Source	Amount
1	Alpha Project for the Homeless – Bridge Shelter (16th Street and Newton Avenue)	California BCSHA, Cal ICH, HHAP, via City	\$6,571,548
2	Alpha Project for the Homeless – Rosecrans Sprung Structure Shelter	California BCSHA, Cal ICH, HHAP, via City	\$4,259,197
3	Alpha Project for the Homeless – Bridge Shelter (17th Street and Imperial Avenue)	California BCSHA, Cal ICH, HHAP, via City	\$1,268,349
4	Catholic Charities – Rachel’s Promise Women’s Shelter	California BCSHA, Cal ICH, HHAP, via City	\$1,067,617
5	Urban Street Angels (USA) – TAY Interim Shelter	California BCSHA, Cal ICH, HHAP, via City	\$489,513
6	Urban Street Angels (USA) – SafeTAY Hotel Vouchers	California BCSHA, Cal ICH, HHAP, via City	\$153,188

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7	People Assisting the Homeless (PATH) San Diego – Rapid Rehousing	California BCSHA, Cal ICH, HHAP, via City	\$451,154
8	Salvation Army – Rapid Rehousing	California BCSHA, Cal ICH, HHAP, via City	\$354,073
9	HomeStart – Rapid Rehousing	California BCSHA, Cal ICH, HHAP, via City	\$329,800
10	San Diego Youth Services (SDYS) – Hotel Vouchers	California BCSHA, Cal ICH, HHAP, via City	\$186,138
11	SDYS – Youth Emergency Shelter	California BCSHA, Cal ICH, HHAP, via City	\$148,260
12	The San Diego LGBT Community Center (The Center) – Transition Age Youth (TAY) Outreach	California BCSHA, Cal ICH, HHAP, via City	\$132,597
13	SDYS – Youth Case Management	California BCSHA, Cal ICH, HHAP, via City	\$95,243
14	The Center – Youth Case Management	California BCSHA, Cal ICH, HHAP, via City	\$76,048
15	St. Vincent de Paul Village, Inc. (dba Father Joe’s Villages) – Housing Commission Permanent Supportive Housing (PSH) Merged	HUD, CoC	\$920,538
16	The Center – Housing Commission PSH Merged (Sunburst & Karibu)	HUD, CoC	\$743,754
17	Townspeople – Housing Commission PSH Merged (34 th St.)	HUD, CoC	\$188,920
18	Townspeople – Housing Commission PSH Merged (Gamma)	HUD, CoC	\$524,775
19	The Association for Community Housing Solutions (TACHS), dba Housing Innovation Partners (HIP) – Housing Commission PSH Merged	HUD, CoC	\$526,380
20	Mental Health Systems Inc. (MHS) – Housing Commission PSH Merged	HUD, CoC	\$471,062
21	SBCS (formerly South Bay Community Services) – Housing Commission PSH Merged	HUD, CoC	\$133,947
22	Pathfinders – Housing Commission PSH Merged	HUD, CoC	\$79,243
23	Home Start, Inc. – Housing Commission PSH Merged	HUD, CoC	\$73,742
24	Father Joe’s Villages – Transition-Age Youth (TAY) Rapid Rehousing	HUD, CoC	\$313,572
25	SBCS – Transition-Age Youth (TAY) Rapid Rehousing	HUD, CoC	\$287,922

2 6	Home Start, Inc. – Transition-Age Youth (TAY) Rapid Rehousing	HUD, CoC	\$158,454
2 7	PATH San Diego, San Diego Rapid Rehousing	HUD, CoC	\$665,774
2 8	PATH San Diego, Homelessness Response Center	HUD CDBG, via City	\$733,251
2 9	Father Joe’s Villages, Day Center	HUD CDBG, via City	\$500,000
3 0	Father Joe’s Villages, Paul Mirabile Center	HUD CDBG, via City	\$228,974
		HUD ESG, via City	\$227,911
3 1	PATH San Diego, Connections Housing	HUD ESG, via City	\$399,465
3 2	PATH San Diego, Rapid Rehousing	HUD ESG, via City	\$250,000
Total Sub-recipient Agreements: 32			\$23,012,910

- Contracts Awarded** – During the second half of FY 2022, the Housing Commission executed eight contracts totaling \$85,548.42 in HUD Capital Fund program funding that is allocated non-competitively to the Housing Commission. The annual HUD Capital Fund allocation is based on a formula that measures the existing modernization and accrual needs of public housing authorities. The funds are intended to be used for public housing units.

Table 6 – Contracts Awarded

	SDHC Property	Description	Amount
1	Otay & Via Las Cumbres	Solar Install (Two Sites)	\$25,725.12
2	Camulos, Mason, Vista Verde & Fairmont	Security Cameras	\$24,820
3	Vista Verde	Roll-In Shower Install	\$15,960
4	Via Las Cumbres	Solar Install Construction Admin	\$6,643.30
5	Vista Verde	Roll-In Shower Design, Permitting Research & Design	\$4,400
6	Otay	Otay Irrigation Consulting	\$3,675
7	Vista Verde	Irrigation Investigation	\$2,800
8	Otay	Leak Detection Testing	\$1,525

Table 6 – Contracts Awarded		
SDHC Property	Description	Amount
Total Contracts: 8		\$85,548.42

Respectfully submitted,



Julia Sauer
Director, Compliance, Grants & Special Programs
San Diego Housing Commission

Approved by,



Jeff Davis
Interim President & Chief Executive Officer
San Diego Housing Commission

Docket materials are available in the “Governance & Legislative Affairs” section of the San Diego Housing Commission website at www.sdhc.org.

Attachment 1

COVID-19 Funding

During the second half of FY 2022, there were three new approvals of funding for the Housing Commission to administer in response to COVID-19. The table below provides a high-level description of these COVID-19-related funds and whether they were directly/indirectly awarded or allocated and/or passed through to the Housing Commission. Detailed reporting of COVID-19-related pass-through funding from the City and State is completed in accordance with executed Memoranda of Understanding (MOUs) and Agreements.

Table 7 – COVID-19 Funding				
	Grantor / Funding Source	FY / Quarter Approved	Amount	Description
1	HCD, via City of San Diego State of California Rental Assistance (SRA) Program Emergency Rental Assistance Short-Term Cash Flow Loan Funds (Senate Bill 115)	FY22/Fourth Quarter	\$74,897,774	Awarded to the City and passed through to the Housing Commission to support the agency’s administration of the City of San Diego COVID-19 Housing Stability Assistance Program (HSAP). The program helps eligible households pay past due, unpaid rent and utilities. Funds also pay expenses necessary to administer the program in accordance with state requirements. SB 115 was intended to provide local programs with temporary cash flow loans while the local programs await additional federal Emergency Rental Assistance (ERA) 1 and/or 2 funding. If the anticipated federal funding is not received by June 30, 2023, is insufficient to repay the loan and/or cannot be utilized for reimbursements, the California Department of Finance will forgive an amount up to the amount not covered by the federal funding. The City maintains responsibility for administering the loan award.

Table 7 – COVID-19 Funding

	Grantor / Funding Source	FY / Quarter Approved	Amount	Description
2	<p>U.S. Dept. of the Treasury, via City of San Diego</p> <p>Federal American Rescue Plan Act (ARPA) of 2021, ERA2 Reallocation and Assembly Bill 832</p>	FY22/Third Quarter	\$8,308,615	<p>Awarded to the City and passed through to the Housing Commission to support the agency’s administration of the City of San Diego COVID-19 HSAP. The program helps eligible households pay past due, unpaid rent and utilities. Funds also pay expenses necessary to administer the program. These are funds reallocated from other jurisdictions across the country that had not yet obligated their funding.</p>
3	<p>U.S. Dept. of the Treasury, via City of San Diego</p> <p>Federal American Rescue Plan Act (ARPA) of 2021, ERA2 Reallocation and Assembly Bill 832</p>	FY22/Fourth Quarter	\$7,133,772.56	<p>Awarded to the City and passed through to the Housing Commission to support the agency’s administration of the City of San Diego COVID-19 HSAP. The program helps eligible households pay past due, unpaid rent and utilities. Funds also pay expenses necessary to administer the program. These are funds reallocated from other jurisdictions across the country that had not yet obligated their funding.</p>
Total COVID-19 Funding: 3			\$90,340,161.56	