



SAN DIEGO
HOUSING
COMMISSION

We're About People

San Diego Housing Commission (SDHC)

Moving Forward

Fiscal Year 2024 Moving to Work (MTW) Annual Plan

Presentation to the SDHC Board of Commissioners

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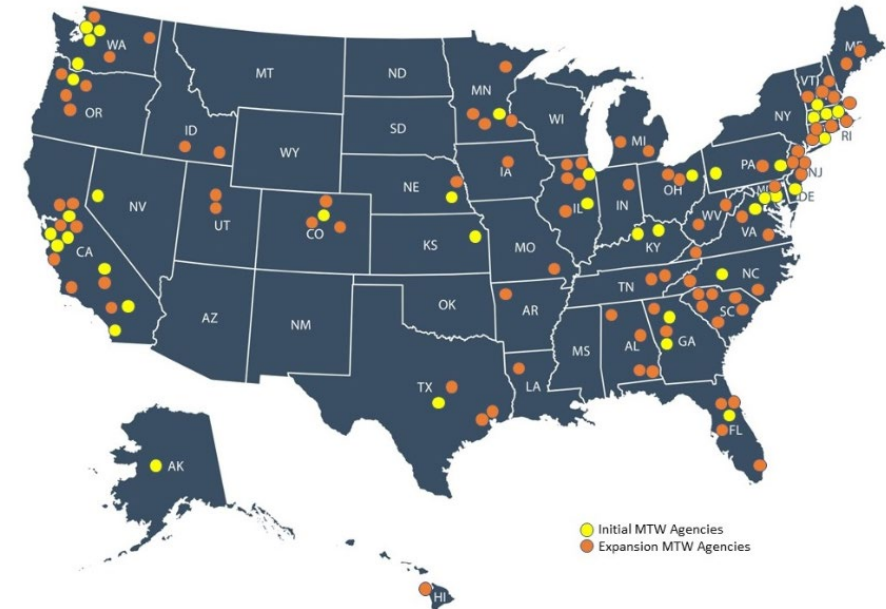
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SDHC – Fiscal Year 2024 MTW Annual Plan

What is MTW?

- MTW allows SDHC to design innovative, cost-effective ways of providing housing assistance to low-income families.
- SDHC is one of 39 original MTW agencies out of approximately 3,200 public housing authorities nationwide.
- A total of 126 agencies now have MTW status either under the original agreement or as an expansion cohort.
- Three statutory MTW objectives:
 - Reduce costs (increase efficiency) in federal expenditures.
 - Help families to become economically self-sufficient.
 - Increase housing choices for families.



SDHC – Fiscal Year 2024 MTW Annual Plan

Investing in Our Community

- **Addressing Homelessness:** Innovative solutions, including several programs of HOUSING FIRST – SAN DIEGO, SDHC’s Homelessness Action Plan
- **SDHC Achievement Academy:** Opportunities for families to become more financially self-reliant
- **Affordable Housing:** Create and preserve affordable rental housing



SDHC – Fiscal Year 2024 MTW Annual Plan

Re-Proposed Initiative: Path to Success

What is Path to Success?

- Comprehensive rent-reform initiative designed to encourage Work-Able rental assistance participants to become more financially self-sufficient.
- The use of income ranges to calculate the household's portion of the rent—a Tiered Rent Table—both incentivizes and rewards Work-Able households for increasing income.
 - Lower end of the income range is used to calculate rent portion instead of actual income.

Proposed Updates to Path to Success

- Remove Medical Allowances
- Modify Household Age Designation
- Remove Utility Allowances



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Re-Proposed Initiative: Path to Success (Continued)

Remove Medical Allowances

- Only 1 percent of all Path to Success households are receiving a medical allowance.
- 84 percent of the households that requested a medical allowance did not meet the eligibility criteria.
- Households currently receiving a medical allowance will continue to receive the same allowance as long as they remain eligible.
- Hardship policy created for households with medical expenses over \$10,000.

Total PTS Households	Number Requesting Allowance	Number Receiving Allowance	Percent of PTS HH's Receiving Allowance
13,027	802	129	1%
Households Who Requested for Medical Allowance			
Bands	Allowance	Percent of Households	Number of Households
Band 1 \$1-2,499	\$0	5.17%	673
Band 2 \$2,500-4,999	\$2,500	0.64%	83
Band 3 \$5,000-7,499	\$5,000	0.18%	23
Band 4 \$7,500-9,999	\$7,500	0.07%	9
Actual (over \$10,000)	Actual	0.11%	14
Households with Medical Allowance:		16%	129



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Re-Proposed Initiative: Path to Success (Continued)

Modify Household Age Designation

- Modify the definition of Elderly/Disabled household to households where all adults are either 62 years of age or older, disabled, or a full-time student ages 18 to 23.
- This will align with HUD’s defined age of an elderly person.
- There would be no immediate impact to Work-Able households.

Impact Analysis					
Impact to Rent Portion for Work-Able Households Between 50 and 54 Years Old					
Decrease in Rent Portion				Increase in Rent Portion	
\$1 - \$50	\$51 - \$100	\$101 - \$150	> \$150	\$1 - \$50	\$51 - \$88
25%	7%	5%	23%	26%	13%



SDHC – Fiscal Year 2024 MTW Annual Plan

Re-Proposed Initiative: Path to Success (continued)

Modify Household Age Designation (continued)

- Households currently designated as Elderly/Disabled that are not disabled and are between 55 and 61 will be designated as Work-Able households.
- The impact analysis for these households utilized the minimum rent for Work-Able households to review potential impact.
- Based on this approach, the analysis projected:
 - 61% of these households would see an increase of less than \$100 per month in their portion of the rent
 - 39% would see an increase of greater than \$100 in their rent portion.
- SDHC will adopt a hardship policy similar to hardship policies that SDHC has utilized for other activities and HUD has approved in the past.
 - Households in this cohort who will experience an increase greater than \$50 to their rent portion may receive a one-year exception.



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Re-Proposed Initiative: Path to Success (continued)

Remove Utility Allowance

- SDHC proposes to eliminate utility reimbursement payments and utility allowance schedule requirements, and requirement to collect, analyze, and report information on utility responsibility.
- Removing utility allowances will achieve greater cost effectiveness, administrative efficiencies, and flexibility to improve housing choice.
- The savings experienced from removing utility reimbursement payments will provide greater flexibility by allowing more funds to be allocated toward housing assistance payments (HAP).
- This will also simplify the HAP and tenant rent calculation.
- Hardship policies for Elderly/Disabled households and Work-Able households will be developed similar to existing policies that SDHC has utilized with other activities and HUD has approved in the past.

Impact Analysis					
Impact to Household Rent Portion					
No Change	Increase in Rent Portion				
\$0	\$1 - \$50	\$51 - \$100	\$101 - \$150	\$151 - 200	> \$200
30%	53%	9%	6%	2%	0%



SDHC – Fiscal Year 2024 MTW Annual Plan

Re-Proposed Initiative: Moving Home

What is Moving Home Rapid Rehousing?

- Utilizes MTW funds to provide housing subsidies to individuals and households experiencing homelessness, while supportive services are provided to strengthen stabilization.
 - Rental subsidies for households for up to 24 months
 - Extension to up to 36 months is possible in exceptional circumstances
 - Case management to help households develop an individualized housing and services plan, including increasing household income and leveraging community resources.



SDHC – Fiscal Year 2024 MTW Annual Plan

Re-Proposed Initiative: Moving Home (Continued)

Proposed Update to Moving Home

- SDHC has been a leader locally on prevention efforts since launching its locally funded programs in 2017 for households at imminent risk of homelessness.
- At a local and national level, SDHC has seen an increased focus on the critical need to reduce inflow into the homelessness response system and identify effective ways to keep households from losing their existing housing.
- Expand Moving Home to encompass a rapid stabilization component for households:
 - Experiencing significant housing instability
 - Highly vulnerable to losing their housing
 - With housing assistance and supportive services, could be expected to stabilize and pay full rent on their own within 6 to 24 months



Questions & Comments

