



SAN DIEGO
HOUSING
COMMISSION

Moving Forward Moving To Work Program Annual Plan for Fiscal Year 2015

San Diego Housing Commission
Rental Assistance Division
1122 Broadway, Suite 300
San Diego, CA 92101
www.sdhc.org





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SECTION I – INTRODUCTION

A. Message from the President & CEO

As a Moving to Work (MTW) agency, the San Diego Housing Commission (SDHC) has implemented a variety of new approaches to provide housing assistance and services in the City of San Diego—the eighth largest city in the nation.



SDHC's MTW program complements SDHC's roles as a provider of federal rental assistance to more than 14,000 families, a partner in addressing homelessness, and an affordable housing developer.

An award-winning agency, SDHC impacts the lives of low-income families, seniors, and homeless individuals living in the City of San Diego every day.

SDHC has implemented 26 initiatives since January 14, 2009 fulfilling the MTW statutory objectives:

- a) Use federal dollars more efficiently,
- b) Help residents on their path to economic independence, and
- c) Improve housing choices for low-income families.

This annual plan provides details about three proposed initiatives for Fiscal Year 2015.

In addition, SDHC has also used MTW flexibility to provide additional affordable housing in the City of San Diego to serve low-income residents, including persons who are elderly, disabled, and veterans. For example, with more than \$8.296 million in MTW funds, SDHC and its nonprofit affiliate, Housing Development Partners (HDP), are renovating the historical Hotel Churchill in downtown San Diego to create 72 studios for homeless or low-income military veterans and individuals who need mental health services.

I'm looking forward to what lies ahead:

- Adoption of a strategic plan that will guide SDHC on what our priorities should be in the next two years;
- Full implementation of the first phase of our Path to Success initiative, enabling SDHC to expand the Housing Choice Voucher rental assistance program to help more people; and
- Our continuing partnerships with the City of San Diego and others to provide housing for San Diego's homeless population.

Together, we will continue to embrace unique strategies and private-sector management principles to ensure quality affordable housing grows in San Diego for years to come.

At the San Diego Housing Commission, "We're About People" is more than a slogan.

It's the heart of everything we do.

Sincerely,

Richard C. Gentry
President & Chief Executive Officer



B. Short-Term and Long-Term MTW Goals

The San Diego Housing Commission (SDHC) was established in 1979 to administer the City's various affordable housing programs and performs important roles in the City of San Diego including:

- Affordable housing developer
- Investor and lender to affordable housing developers
- Lender to first-time homebuyers
- Rental assistance provider through the federal Housing Choice Voucher (HCV) program to serve more than 14,000 low-income households
- Provider of housing to address homelessness

The Moving to Work (MTW) designation provides SDHC with the unique ability to capitalize on opportunities to provide rental assistance and create affordable housing utilizing innovative techniques and strategies while fulfilling City obligations. SDHC's long-term goals remain focused on achieving agency objectives while leveraging MTW flexibilities to:

- ✓ Streamline administrative processes to ensure Federal expenditures are utilized efficiently and effectively;
- ✓ Increase efforts toward promoting self-sufficiency among Path to Success participants through the SDHC Achievement Academy self-sufficiency programs;
- ✓ Create programs to serve the diverse homeless populations in San Diego; and
- ✓ Acquire, preserve, and/or develop affordable housing units to increase housing choices in San Diego.

In an effort to obtain the long-term goals, SDHC is engaging in a variety of activities to accomplish short-term goals. SDHC is focusing on achieving the following short-term goals in Fiscal Year 2015:

1. Increasing wage earnings for HCV participants by enhancing Achievement Academy services.
2. Developing a caseload optimization tool in an effort to continually redistribute recertifications among case workers and ensure equalized caseloads.
3. Reviewing internal policies and processes to improve efficiencies using technology.

SDHC's Fiscal Year 2015 MTW Plan contains three initiatives supporting our long- and short-term goals. We strive to capitalize on our MTW designation to address local issues and provide solutions at a federal level. The proposed Plan supports the goals of the Agency while adhering to the spirit of MTW: Implementing best practices to more effectively and efficiently serve low-income families.

SECTION II – GENERAL HOUSING AUTHORITY OPERATING INFORMATION



SECTION II - GENERAL HOUSING AUTHORITY OPERATING INFORMATION

A. MTW Plan: Housing Stock Information

Planned New Public Housing Units to be Added During the Fiscal Year											
AMP Name and Number	Bedroom Size							Total Units	Population Type *	# of UFAS Units	
	0	1	2	3	4	5	6+			Fully Accessible	Adaptable
Development 10 Scattered Sites	0	0	31	4	0	0	0	35	General	18	0
N/A	0	0	0	0	0	0	0	0	N/A	0	0
N/A	0	0	0	0	0	0	0	0	N/A	0	0
N/A	0	0	0	0	0	0	0	0	N/A	0	0
Total Public Housing Units to be Added									35		

* Select Population Type from: Elderly, Disabled, General, Elderly/Disabled, Other
If Other, please describe:

Planned Public Housing Units to be Removed During the Fiscal Year		
PIC Dev. # / AMP and PIC Dev. Name	Number of Units to be Removed	Explanation for Removal
N/A	0	N/A
N/A	0	N/A
N/A	0	N/A
Total Number of	0	

New Housing Choice Vouchers to be Project-Based During the Fiscal Year		
Property Name	Anticipated Number of New Vouchers to be Project-Based *	Description of Project
9th & Broadway	88	Celadon at 9th and Broadway is a high-rise affordable rental development in downtown San Diego offering 250 units of affordable family housing. Studios and one bedroom units will be available for households with incomes ranging from 30 percent to 60 percent of the area median income. The project is currently under construction with an anticipated completion date of spring 2015.
N/A	0	N/A
N/A	0	N/A
N/A	0	N/A
Anticipated Total New Vouchers to be Project-Based	88	Anticipated Total Number of Project-Based Vouchers Committed at the End of the Fiscal Year
		580
		Anticipated Total Number of Project-Based Vouchers Leased Up or Issued to a Potential Tenant at the End of the Fiscal Year
		303

*New refers to tenant-based vouchers that are being project based for the first time. The count should only include agreements in which a HAP agreement will be in place by the end of the year.

Other Changes to the Housing Stock Anticipated During the Fiscal Year
N/A
N/A
N/A

Examples of the types of other changes can include but are not limited to units that are held off-line due to the relocation of residents, units that are off-line due to substantial rehabilitation, and potential plans for acquiring units.

SECTION II – GENERAL HOUSING AUTHORITY OPERATING INFORMATION



A. MTW Plan: Housing Stock Information (Continued)

General Description of All Planned Capital Fund Expenditures During the Plan Year (For Each Expenditure Provide the Award Year of the Funding to be Utilized)

- Capital Fund Replacement Housing totaling \$460,090: Reserved for Fiscal Year 2015 Administrative Expenses for the state site conversion to public housing.
- Capital Fund Replacement Housing 501-11 totaling \$1,640,863 and Capital Fund Replacement Housing 501-12 totaling \$1,516,787: Planned utilization to rehabilitate State properties (Picador and Scattered Sites) converted to Public Housing effective May 17, 2013. Fund 501-11 was used for site improvements (exterior building and site modifications to improve accessibility such as parking lot modifications and wheelchair ramp and handrail installation) and modifications to the dwelling structure (interior building modifications to improve accessibility such as interior modification to restrooms and entry doors). Fund 501-12 was used for building and site improvements (selective exterior utility door replacements where existing doors rusted or otherwise been damaged). Minimal funds from each fund were utilized for both administration and operational expenses related to the capital improvements.
- Capital Fund Replacement Housing 501-13 totaling \$1,577,757: Planned utilization to rehabilitate State properties (Picador and Scattered Sites) converted to Public Housing effective May 17, 2013. A budget amendment is currently under review with HUD to include RHF 501-13 as a funding source for the rehabilitation project. Work completed thus far using Fund 501-13 includes building and site improvement (ADA improvements to paths of travel at various locations; various exterior paint and stucco damage repairs at locations where existing materials have weathered or worn; miscellaneous balcony repairs due to termite and/or weather damage; and selective exterior utility door replacements where existing doors have rusted or otherwise been damaged). Minimal funds from each fund were utilized for both administration and operational expenses related to the capital improvements.
- Capital Fund 501-14 estimated at \$129,753: Reserved for site improvement at Public Housing properties. SDHC is in the process of conducting a comprehensive green / physical needs assessment (GPNA) on the property and will use the findings from the assessment to prioritize capital activities and determine the specific uses of the funding. Once determined, SDHC will inform HUD through the environmental review process prior to obligating the funds.



SECTION II – GENERAL HOUSING AUTHORITY OPERATING INFORMATION

B. MTW Plan: Leasing Information

Planned Number of Households Served at the End of the Fiscal Year

MTW Households to be Served Through:	Anticipated Number of Households to be Served*	Anticipated Number of Unit Months Occupied/Leased***
Federal MTW Public Housing Units to be Leased	187	2,244
Federal MTW Voucher (HCV) Units to be Utilized	13,823	165,880
Number of Units to be Occupied/Leased through Local, Non-Traditional, MTW Funded, Property-Based Assistance Programs **	92	1,104
Number of Units to be Occupied/Leased through Local, Non-Traditional, MTW Funded, Tenant-Based Assistance Programs **	292	3,504
Total Households Projected to be Served	14,394	172,732

* Calculate by dividing the planned number of unit months occupied/leased by 12.

**In instances when a Local, Non-Traditional program provides a certain subsidy level but does not specify a number of units/households served, the PHA should estimate the number of households to be served.

***Unit Months Occupied or Leased is the total number of months the PHA has leased/occupied units, according to unit category during the year.

Reporting Compliance with Statutory MTW Requirements

If the PHA has been out of compliance with any of the required statutory MTW requirements listed in Section II(C) of the Standard MTW Agreement, the PHA will provide a narrative discussion and a plan as to how it will return to compliance. If the PHA is currently in compliance, no discussion or reporting is necessary.

N/A

Description of any Anticipated Issues Related to Leasing of Public Housing, Housing Choice Vouchers and/or Local, Non-Traditional Units and Possible Solutions

Housing Program	Description of Anticipated Leasing Issues and Possible Solutions
Federal MTW Voucher	Anticipating a 99 percent lease-up due to past funding levels prohibiting lease up activities. SDHC is proactively initiating the lease up process to pursue a 100 percent lease-up rate.
Federal MTW Public Housing	N/A
Local, Non-Traditional Programs	Anticipating an aggregate 95 percent lease-up for tenant-based local, non-traditional programs at the close of Fiscal Year 2015. Agencies participating in the Sponsor-Based Subsidy Program are diligently identifying applicants via the respective referral-based waitlists to increase subsidy utilization to a minimum of 90 percent. Transitional Project-Based Subsidies for the Homeless continues to maintain a lease-up average of 100 percent.

SECTION II – GENERAL HOUSING AUTHORITY OPERATING INFORMATION

C. MTW Plan: Wait List Information

Wait List Information Projected for the Beginning of the Fiscal Year

Housing Program(s) *	Wait List Type**	Number of Households on Wait List	Wait List Open, Partially Open or Closed***	Are There Plans to Open the Wait List During the Fiscal Year
Federal MTW Housing Choice Voucher Program	Community-Wide	75,399	Open	N/A
Federal MTW Housing Choice Voucher Program	Site-Based	100	Open	N/A
Federal MTW Housing Choice Voucher Program	Site-Based	2	Open	N/A
Federal MTW Housing Choice Voucher Program	Site-Based	3	Open	N/A
Federal MTW Housing Choice Voucher Program	Site-Based	4	Open	N/A
Federal MTW Housing Choice Voucher Program	Site-Based	40	Open	N/A
Federal MTW Housing Choice Voucher Program	Site-Based	1	Open	N/A
Federal MTW Housing Choice Voucher Program	Site-Based	525	Open	N/A
Federal MTW Housing Choice Voucher Program	Site-Based	0	Open	N/A
Federal MTW Public Housing Units	Site-Based	28,868	Open	N/A
Federal MTW Public Housing Units	Site-Based	18,764	Open	N/A
Federal MTW Public Housing Units	Site-Based	17,941	Open	N/A
Federal MTW Public Housing Units	Site-Based	564	Open	N/A
Tenant-Based Local, Non-Traditional MTW Housing Assistance Program	Other	4	Open	N/A
Tenant-Based Local, Non-Traditional MTW Housing Assistance Program	Other	8	Open	N/A
Tenant-Based Local, Non-Traditional MTW Housing Assistance Program	Other	0	Open	N/A
Tenant-Based Local, Non-Traditional MTW Housing Assistance Program	Other	0	Open	N/A
Tenant-Based Local, Non-Traditional MTW Housing Assistance Program	Other	191	Open	N/A
Tenant-Based Local, Non-Traditional MTW Housing Assistance Program	Other	82	Open	N/A
Tenant-Based Local, Non-Traditional MTW Housing Assistance Program	Other	1	Open	N/A
Tenant-Based Local, Non-Traditional MTW Housing Assistance Program	Site-Based	24	Open	N/A
Tenant-Based Local, Non-Traditional MTW Housing Assistance Program	Site-Based	100	Open	N/A

Rows for additional waiting lists may be added, if needed.

* Select Housing Program: Federal MTW Public Housing Units; Federal MTW Housing Choice Voucher Program; Federal non-MTW Housing Choice Voucher Units; Tenant-Based Local, Non-Traditional MTW Housing Assistance Program; Project-Based Local, Non-Traditional MTW Housing Assistance Program; and Combined Tenant-Based and Project-Based Local, Non-Traditional MTW Housing Assistance Program.

** Select Wait List Types: Community-Wide, Site-Based, Merged (Combined Public Housing or Voucher Wait List), Program Specific (Limited by HUD or Local PHA Rules to Certain Categories of Households which are Described in the Rules for Program Participation), None (If the Program is a New Wait List, Not an Existing Wait List), or Other (Please Provide a Brief Description of this Wait List Type).

*** For Partially Open Wait Lists, provide a description of the populations for which the waiting list is open.

N/A
N/A
N/A

If Local, Non-Traditional Housing Program, please describe:

Sponsor-Based Subsidy Program for the Homeless: SDHC provides subsidies (calculated using the standard HCV calculation with certain MTW flexibilities applied) to partnering agencies providing supportive services and case management to homeless persons. SDHC is partnering with Mental Health Services (MHS) who maintains one waitlist for the program.
Sponsor-Based Subsidy Program for the Homeless: SDHC provides subsidies (calculated using the standard HCV calculation with certain MTW flexibilities applied) to partnering agencies providing supportive services and case management to homeless persons. SDHC is partnering with Mental Health Services (MHS) who maintains one waitlist for the program.
Sponsor-Based Subsidy Program for the Homeless: SDHC provides subsidies (calculated using the standard HCV calculation with certain MTW flexibilities applied) to partnering agencies providing supportive services and case management to homeless persons. SDHC is partnering with Community Research Foundation (CRF) who maintains one waitlist for the program.
Sponsor-Based Subsidy Program for the Homeless: SDHC provides subsidies (calculated using the standard HCV calculation with certain MTW flexibilities applied) to partnering agencies providing supportive services and case management to homeless persons. SDHC is partnering with Community Research Foundation (CRF) who maintains one waitlist for the program.
Sponsor-Based Subsidy Program for the Homeless: SDHC provides subsidies (calculated using the standard HCV calculation with certain MTW flexibilities applied) to partnering agencies providing supportive services and case management to homeless persons. SDHC is partnering with Community Research Foundation (CRF) who maintains one waitlist for the program.
Sponsor-Based Subsidy Program for the Homeless: SDHC provides subsidies (calculated using the standard HCV calculation with certain MTW flexibilities applied) to partnering agencies providing supportive services and case management to homeless persons. SDHC is partnering with St. Vincent de Paul Villages (SVdPV) who maintains one waitlist for the program.
Sponsor-Based Subsidy Program for the Homeless: SDHC provides subsidies (calculated using the standard HCV calculation with certain MTW flexibilities applied) to partnering agencies providing supportive services and case management to homeless persons. SDHC is partnering with Housing Development Partners (HDP) who maintains one waitlist for the program.
Transitional Project-Based Subsidy Program for the Homeless: SDHC provides flat subsidies to partnering agencies providing supportive services and case management to homeless persons. A unit must be occupied at least 25 days of a given month to receive a subsidy. SDHC is partnering with People Assisting the Homeless (PATH) who maintains one waitlist for the program.
Transitional Project-Based Subsidy Program for the Homeless: SDHC provides flat subsidies to partnering agencies providing supportive services and case management to homeless persons. A unit must be occupied at least 25 days of a given month to receive a subsidy. SDHC is partnering with Senior Community Centers (SCC) who maintains one waitlist for the program.

If Other Wait List Type, please describe:

Partnering agencies administering the Sponsor-Based Subsidy Program for the Homeless (a Tenant-Based Local, Non-Traditional MTW Housing Assistance Program) maintain waitlists for each individual allocation of subsidies.
N/A
N/A

If there are any changes to the organizational structure of the wait list or policy changes regarding the wait list, provide a narrative detailing these changes.

SDHC will consolidate the site-based public housing waitlists into one community wide waitlist upon Board approval of the Admissions and Continued Occupancy Policy (ACOP). The target date for implementation is July 1, 2014.



SECTION III - PROPOSED MTW ACTIVITIES: HUD APPROVAL REQUESTED

2010-9. EXPAND THE PROJECT-BASED VOUCHER PROGRAM (RE-PROPOSED)

Activity Description: Utilizing the flexibility of the MTW program, SDHC has expanded the Project-Based Voucher (PBV) program by allocating a minimum of 400 additional project-based vouchers to serve the City's low-income families, with a primary focus on the homeless population. Allocating vouchers for a range of different populations and purposes allows SDHC to more effectively target and serve San Diego's unique community. As a direct result of the Fiscal Year 2010 initiative and the flexibilities contained within the activity, more families received an opportunity to secure a permanent residence, thus increasing housing choice in the City of San Diego. In the Fiscal Year 2015 MTW Plan, SDHC requests to include four additional flexibilities to further increase housing choice in San Diego:

1. Require the resident to participate in supportive services as a condition of tenancy.
2. Allow for project-specific waiting lists maintained by the owners or non-profit providers in compliance with agency standards.
3. Approve exception payment standards exceeding 110% of the FMR without requiring HUD approval.
4. Increase the number of designated PBV units in a contract after the first three years of the contract have elapsed.

Under the initiative, local non-profits and developers compete for the opportunity to receive a project-based allocation of vouchers, at times coupled with the provision of supportive services. SDHC may award the project-based vouchers using a non-competitive process if the competitive process does not yield viable proposals meeting SDHC's objective. SDHC utilizes flexibilities from an existing initiative from the Fiscal Year 2011 Plan allowing SDHC to project-base units in SDHC-owned developments without a competitive process. All requested flexibilities contained in this re-proposed initiative apply to SDHC-owned units as well.

SDHC intends to use the following MTW flexibilities and strategies to increase housing choice in San Diego:

1. Collaborate with local developers and non-profit housing providers by creating long-term subsidies by means of project-based vouchers, in exchange for the creation of affordable housing for designated low-income populations. The provision of supportive services may be required in the PBV development.
2. Increase the range of options available to low-income households living in high-poverty areas by allowing SDHC to approve an exception payment standard for PBV developments without requiring HUD approval. Since SDHC's jurisdiction contains pockets of neighborhoods with high Fair Market Rents (FMRs), approving exception payment standards exceeding 110% of the FMR without requiring HUD approval increases viable low-income housing options in affluent sectors of the City. SDHC will determine exception areas based on the average percent below the poverty line in contiguous census tracts. The average percent below the poverty line must be less than 30 percent of the published AML in no less than two contiguous census tracts. The maximum contract rent per unit will adhere to rent reasonableness requirements and apply only in project-based developments to ensure cost effectiveness. Application of the policy will be closely monitored for financial considerations. SDHC will determine rent reasonableness for SDHC-owned units as authorized through a Fiscal Year 2010 MTW activity.
3. Designate greater than 20 percent of SDHC's voucher allocation as PBV with a maximum allotment of 5 percent of total vouchers authorized as PBV per year.
4. Expand the use of project-based vouchers by increasing the permissible percentage of subsidized units in a single development from 25 percent to 100 percent. The number of designated PBV units in a contract may increase outside of the initial term of the contract.



5. In conjunction with programs such as the Neighborhood Stabilization Program, SDHC may apply creative measures utilizing project-based vouchers to increase housing opportunities in vacant and foreclosed properties in the community.
6. Allow for project-specific waiting lists maintained by the owners or non-profit providers in compliance with agency standards.
7. SDHC and/or the developer may require the resident to participate in supportive services as a condition of tenancy. Examples of supportive services rendered may include, but are not limited to, case management, trauma treatment, health and dental care, legal assistance, substance abuse counseling, and mental health therapy. The supportive services offered will be determined by the population served at each PBV complex and the specialized treatment offered by partnering agencies providing the services. Failure to engage in the supportive services may result in program non-compliance with the possibility of termination. Each instance of non-compliance will be evaluated on a case-by-case basis with a decision rendered per the language contained in Memorandum of Understanding between SDHC and the partnering agency. Extenuating circumstances will be considered for purposes of determining the appropriate course of action as is consistent with current agency practice.

The selected partners are authorized to conduct initial and on-going eligibility determinations while assisting the residents with completing paperwork and gathering verification documents. (SDHC recognizes certain confidential verification sources, such as EIV, are not accessible to the partnering agencies. For this reason, SDHC will continue to generate and analyze these types of documents and reports.) In such instances, the finalized packets are forwarded to SDHC staff for review, final eligibility determination, certification processing, quality control auditing, and submission of the HUD-50058.

SDHC maintains responsibility for calculating the tenant's rent portion. The rent calculation methodology utilized for PBV participants parallels the calculation used for tenant-based voucher participants, including the application of rent reform activities designed under the MTW program.

Statutory Objectives: The activity will achieve the statutory objectives of increasing housing choice by increasing the range of options available to low-income households and offer more housing opportunities to vulnerable households.

Anticipate Impacts: SDHC is actively working with local partners to develop unique solutions to ending homelessness in San Diego and anticipates awarding an increased number of PBV as a result of this effort. The flexibilities allowing SDHC to project-base greater than 25 percent of a development, increase the number of contract units once the first three years of the contract have elapsed, and utilize increased payment standards in affluent neighborhoods of downtown San Diego makes the PBV program more accessible to developers due to the flexibilities offered. Finally, stipulating supportive services as a condition of tenancy enables SDHC to serve vulnerable populations, particularly the homeless, who may require services in order to maintain permanent housing or otherwise risk displacement.

Anticipated Timeline to Achieve Objectives: The additional flexibilities requested under the re-proposal are tentatively estimated for implementation in early calendar year 2015 for each of the additional flexibilities requested. Once implemented, SDHC expects to achieve the stated objectives by June 30, 2016.

SECTION III – PROPOSED ACTIVITIES



Activity Metrics Information:

Expand the Project-Based Voucher Program (Re-Proposed)				
Unit of Measurement	Baseline		Benchmark	
	#	%	#	%
CE #1: Agency Cost Savings Total cost of task in dollars (decrease).	\$28,400		\$23,570	
CE #2: Staff Time Savings Total time to complete the task in staff hours (decrease).	947		786	
CE #3: Decrease in Error Rate of Task Execution Average error rate in completing a task as a percentage (decrease).	35%		25%	
HC #3: Decrease in Waitlist Time Average applicant time on wait list in months (decrease).	45		40	
HC #4: Displacement Prevention Number of homeless households at or below 80% AMI that would lose assistance or need to move (decrease).	0		88	
HC #5: Increase in Resident Mobility Number of households able to move to a better unit and/or neighborhood of opportunity as a result of the activity (increase).	0		88	
HC #7: Households Assisted by Services that Increase Housing Choice Number of households receiving services aimed to increase housing choice (increase).	0		88	

Projected Outcomes:

- CE #1: The total cost to administer a project-based voucher will decrease due to reducing the amount of staff time required to administer the program.
- CE #2: The total staff time required to administer a project-based voucher will decrease due to the streamlining components of the activity.
- CE #3: File audit errors will decrease.
- HC #3: The number of months on the waitlist will decrease as a result of utilizing site based waitlists or the local coordinated assessment referral system.
- HC #4: Households requiring supportive services to sustain housing, or otherwise risk losing assistance, will be able to maintain housing as a result of the requirement to engage in supportive services as a condition of tenancy. The requirement will be implemented in PBV complexes serving vulnerable households such as the homeless.
- HC #5: Increased payment standards in PBV complexes within more affluent sections of downtown San Diego will ensure the viability of utilizing project-based vouchers within developments, thus increasing housing choice for households in low-poverty areas of San Diego.
- HC #7: The number of households receiving services will increase due to the requirement to engage in supportive services as a condition of tenancy.

Description of Data Source for Metrics: Reports will be created in the housing management software to retrieve data related to the metrics and imported into an Excel spreadsheet for further analysis. Data will be analyzed on an annual basis and summarized in dashboard format.



Need/Justification for MTW Flexibility: MTW Agreement Attachment C, Section D(1)(e) containing waivers of Sections 8(r) of the U.S Housing Act of 1937 and 24 CFR 982 Subpart H; Section D(2)(a) containing waivers of Section 8(o)(1), 8(o)(2), 8(o)(3), 8(o)(10), and 8(o)(13)(H-I) of the U.S. Housing Act of 1937 and 24 CFR 982.508, 982.503, and 982.518; Section D(2)(b) containing waivers of Section 8(o)(7) and 8(o)(13) of the U.S. Housing Act of 1937 and 24 CFR 982.308, 982.451, and 983 Subpart E; Section D(2)(c) containing waivers of Section 8(o)(10) of the U.S. Housing Act of 1937 and 24 CFR 982.507; Section D(4) containing waivers of Section 8(o)(6), 8(o)(13)(J), and 8(o)(16) of the U.S. Housing Act of 1937 and 24 CFR 982 Subpart E, 982.305, and 983 Subpart F; Section D(7)(a) containing waivers of Section 8(o)(13)(B and D) of the U.S. Housing Act of 1937 and 24 CFR 982.1, 982.102 and Part 983; Section D(7)(b) containing waivers of 24 CFR 983.51.

Authorizations waived enable SDHC to project base up to 100 percent of a development; use a local process to establish exception payment standards in PBV developments; compel the provision of supportive services in project-based developments; utilize site based wait lists; and establish a reasonable competitive process to award project-based vouchers.

Additional Information for Rent Reform Initiatives (if applicable): N/A

2015-1. MODIFY THE 40 PERCENT RENT BURDEN REQUIREMENT

Activity Description: The Housing Choice Voucher program limits the rent burden at initial lease-up to 40 percent of the adjusted monthly income. The rent burden imposed on HCV families oftentimes reduces housing choice by prohibiting families from choosing units meeting their specific individual needs and requirements. Additionally, families frequently experience difficulty successfully leasing a new unit even if the affordability cap is only exceeded by one or two percentage points. SDHC proposes to modify the 40 percent affordability cap to 50 percent at initial lease-up in order to increase housing choice for low-income families in San Diego.

The Choice Communities activity from the Fiscal Year 2010 MTW Plan contains a similar flexibility wherein families are provided the option to exceed the 40 percent rent burden, with a maximum 50 percent rent burden, if moving to one of nine designated neighborhoods of opportunity. To date, 33 HCV families have exercised this option without experiencing negative consequences. Thus, this feature of the Choice Communities activity is determined successful.

Given the success of the Choice Communities activity, SDHC's seeks to further maximize resident choice in the voucher program by substantially increasing participants' ability to rapidly lease and engage in self-determination when choosing a unit. The San Diego rental market contains pockets of high rent areas outside of the Choice Communities areas where the contract rents, supported by rent reasonableness determinations, exceed payment standards. Many landlords with properties in these neighborhoods request contract rents exceeding the payment standard which in turn prohibits most HCV participants from leasing a unit in these vicinities. Modifying the 40 percent affordability cap to 50 percent increases housing inventory in which families can choose a suitable unit.

SDHC will continue to notify tenants if the rent burden exceeds 40 percent of the adjusted income to ensure families make educated decisions related to their housing. In the event a family experiences difficulty maintaining payments to the property owner, SDHC will work with the landlord and tenant, as is current practice, to avoid any negative programmatic repercussions. SDHC anticipates implementing the initiative upon receiving HUD approval for the activity.

Statutory Objectives: The activity will achieve the statutory objective of increasing housing choice since additional housing inventory may become available to program participants due to an increase in the affordability cap.

SECTION III – PROPOSED ACTIVITIES



Anticipated Impacts: Providing program participants the option to pay up to 50 percent of adjusted monthly income towards rent creates opportunities for participants to move to areas with contract rents exceeding payment standards by a slightly higher margin. SDHC anticipates the flexibility in identifying a unit with a higher contract rent will increase the number of rental assistance households moving to low-poverty areas.

Anticipated Timeline to Achieve Objectives: SDHC expects the activity will be implemented during Fiscal Year 2015, and at least fifty families will be able to move to a better unit or neighborhood by June 30, 2017 due to the modification of the affordability rule for initial tenancy.

Activity Metrics Information:

Modify the 40 Percent Rent Burden Requirement				
Unit of Measurement	Baseline # %	Benchmark # %	Outcome	Benchmark Achieved?
HC #5: Increase in Resident Mobility Number of households able to move to a better unit and/or neighborhood of opportunity as a result of the activity (increase)	0	50		

Projected Outcomes:

- HC #5: Households will be able to move to a better unit or neighborhood since the contract rents can exceed the payment standards to a higher degree. Neighborhoods with higher contract rents are typically indicative of lower poverty areas.

Description of Data Source for Metrics: Reports will be created in the housing management software to retrieve data related to the metrics and imported into an Excel spreadsheet for further analysis. Data will be analyzed on an annual basis and summarized in dashboard format.

Need/Justification for MTW Flexibility: MTW Agreement Attachment C, Section (D)(2)(a) containing waivers of Section 8(o)(1), 8(o)(2), 8(o)(3), 8(o)(10), and 8(o)(13)(H-I) of the U.S. Housing Act of 1937 and 24 CFR 982.508, 982.503, and 982.518.

Authorizations waived enable SDHC to approve a unit at initial tenancy and execute a HAP contract when the family share exceeds 40 percent of the family's monthly adjusted income.

Additional Information for Rent Reform Initiatives (if applicable): N/A

2013-2 FAMILY SELF-SUFFICIENCY REINVENTION (RE-PROPOSED)

Activity Description: SDHC seeks MTW flexibility to modify the current Family Self-Sufficiency (FSS) Program by revising the contract term and the escrow calculation method to coincide with the Path to Success initiative. Additionally, non-heads of households will be allowed to participate in the program regardless of the participation of the head of household. Changes to the program and contract will be made to increase program accessibility and participant engagement.

Revise FSS Contract

SDHC will internally develop a revised Contract of Participation for program use to outline new requirements, including FSS contract term and participant roles and responsibilities. SDHC proposes to reduce the initial FSS contract term from five to two years to align with the biennial reexamination cycle. Participants may extend the contract term up to three years as stated in the FSS Program Contract of Participation. Reducing the contract term will encourage participants to complete self-sufficiency goals in a



timely manner and increase the number of available slots for new participants to take advantage of the program.

Reinvented FSS Escrow Calculation

SDHC proposes to revise the FSS escrow calculation from escrow credits based solely on earned income increases to providing escrow credits for participants who demonstrate behaviors that maximize the likelihood of increasing financial stability and self-sufficiency. The revised calculation will provide escrow credits based on completed outcomes, including income increases, initial activities completed, annual engagement, establishing savings, and voluntarily surrendering rental assistance due to becoming self-sufficient. Revising the escrow calculation will reduce the amount of staff time required to maintain escrow account balances. Participants may apply for qualified interim withdrawals as stated in the FSS Program Contract of Participation.

The means by which a participant will be able to add escrow credits to his or her account are as follows:

- When Path to Success begins, Work-Able families will be placed on a Tiered Rent Table, with rent portions calculated according to the lower edge of each tier's income band. As participants increase earned income and move into higher income bands, deposits will be placed into the family's FSS escrow account.
- To build a strong foundation and maximize the contract term, an escrow account will be established and an initial escrow deposit will be posted if program participant successfully achieves outcomes outlined in the Individual Training and Service Plan (ITSP).
- Participants who establish a personal savings account and save a designated amount by the end of the FSS contract term will receive an additional escrow credit once verification is provided at the end of the contract term. The verification must also demonstrate the family established regular savings patterns over the course of FSS participation to be eligible for the escrow credit.

Outcomes triggering escrow deposits will be reviewed and verified during mandatory consultations with the assigned Work Readiness Specialists, the SDHC staff dedicated to the FSS Program. The maximum escrow balance participants may receive upon program graduation is \$10,000.

Additional Revisions to the Contract of Participation

HUD regulations restrict SDHC from executing Family Self-Sufficiency (FSS) Contracts of Participation (COP) with family members if the head of household elects to not participate in FSS. Further, in order for an FSS family to successfully complete the program, the head of household is solely responsible for completing his/her Individual Training and Services Plan (ITSP) and must be employed by COP expiration. SDHC is requesting MTW authority to provide the opportunity for FSS enrollment to all adult family members by waiving the requirement for the head of household to join the program.

Non-head of households who enter into a COP will be responsible for the completion of the ITSP and must be employed by the end of participation in order for the FSS family to successfully complete the program. The FSS Action Plan will be revised in order to address this change and stipulate only one FSS escrow account per household.

Any HUD funding awarded to SDHC through a competitive grant process for FSS purposes will be used in accordance with NOFA requirements and parameters. HAP funds deposited by SDHC into FSS escrow accounts are reimbursed to the agency by HUD. SDHC is requesting the policy be extended to the escrow accounts opened by non-head of households joining FSS. The initiative will be revenue-neutral to SDHC while providing a wider variety of rental assistance families the opportunity to participate in FSS.

Statutory Objectives: The activity will achieve the statutory objectives of reducing cost and achieving cost effectiveness in Federal expenditures by streamlining the escrow calculation process. The activity also

SECTION III – PROPOSED ACTIVITIES



provides incentives to families engaged in programs and services towards achieving self-sufficiency via a more accessible FSS program focused on work readiness activities.

Anticipated Impacts: Reducing the contract term, revising the escrow calculation, and opening the program to non-heads of households will allow more participants to take advantage of the FSS Program. As the SDHC Achievement Academy is currently heavily relied upon to assist the Work-Able population with increasing earned income, new rental assistance participants will begin to seek assistance in their self-sufficiency path. Supporting the new clientele with incentives to keep them engaged provides assistance towards career advancement, increased savings, and ultimately becoming self-sufficient. Expected outcomes include increasing household income through gaining employment, increasing household savings in the form of accruing escrow, increased enrollment in educational programs and job training programs as a means to increase annual income, decreasing reliance on TANF, reducing the average Housing Assistance Payment, and increased graduation from the FSS program.

Anticipated Timeline to Achieve Objectives: SDHC anticipates achieving the stated objectives by June 30, 2016. The first wave of rental assistance families participating in the Reinvented FSS Program will be either approaching graduation or have successfully completed the program, thus producing measurable outcomes.

Activity Metrics Information:

Family Self-Sufficiency Reinvention				
Unit of Measurement	Baseline # %	Benchmark # %	Outcome	Benchmark Achieved?
SS #1: Increase in Household Income Average earned income of households affected by this policy in dollars (increase).	\$7,922	\$8,714		
SS #2: Increase in Household Savings Average amount of savings/escrow of households affected by this policy in dollars (increase).	\$252	\$400		
SS #3: Increase in Positive Outcomes in Employment Status (1) Employed Full-Time (2) Employed Part-Time (3) Enrolled in an Educational Program (4) Enrolled in Job Training Program	50 29 16 32	63 36 20 40		
SS #4: Households Removed from Temporary Assistance for Needy Families (TANF) Number of households receiving TANF assistance (decrease).	17	0		
SS #5: Households Assisted by Services that Increase Self Sufficiency Number of households receiving services aimed to increase self sufficiency (increase).	96	216		
SS #6: Reducing Per Unit Subsidy Costs for Participating Households Average amount of Section 8 and/or 9 subsidy per household affected by this policy in dollars (decrease).	\$956	\$813		
SS #7: Increase in Tenant Rent Share PHA rental revenue in dollars (increase).	\$510	\$587		
SS #8: Households Transitioned to Self Sufficiency Number of households transitioned to self sufficiency (increase).*	0	20		
*For purposes of the activity, self sufficiency is defined as successful completion of the FSS Program.				



Projected Outcomes:

- SS #1: Households will increase earned income due to the focus on work readiness.
- SS #2: Household savings will increase with the addition of flat escrow deposits based on achieving outcomes in addition to the escrow deposits based on increases in income.
- SS #3: Participants will experience an increase in positive outcomes through gaining employment or receiving the education/training necessary to developing the necessary skills to obtain employment in the future.
- SS #4: Households will surrender TANF assistance in order to attain graduation from the FSS Program. Additionally, income levels are expected to increase to a level where participants no longer qualify for TANF.
- SS #5: Rental assistance program participants enrolled in the FSS Program will receive supportive services aimed to increase self-sufficiency as a mandatory component of the program.
- SS #6: The average Housing Assistance Payment for households participating in the FSS program will decrease due to the increases in annual income.
- SS #7: The average rent portion will increase for participants enrolled in the FSS Program.
- SS #8: For the purposes of the activity, self-sufficiency is defined as successful completion of the FSS Program.

Description of Data Source for Metrics: Reports will be created in the housing management software to retrieve data related to the metrics and imported into an Excel spreadsheet for further analysis. Data will be analyzed on an annual basis and summarized in dashboard format.

Need/Justification for MTW Flexibility: MTW Agreement Attachment C, Section E containing waivers of certain provisions of Section 23 of the 1937 Act and 24 CFR 984.

Authorizations waived enable SDHC to operate the Family Self-Sufficiency program using a differing escrow calculation, contract term, and allowing adult non-heads of household to enter into a Contract of Participation.

Additional Information for Rent Reform Initiatives (if applicable): N/A

SECTION IV – APPROVED MTW ACTIVITIES



SECTION IV – APPROVED MTW ACTIVITIES: HUD APPROVAL PREVIOUSLY GRANTED

IMPLEMENTED ACTIVITIES

IMPLEMENTED ACTIVITIES						
Activity	Description and Status Update	Plan Year	Implementation Date	Anticipated Nonsignificant Changes/ Modifications	Anticipated Changes/ Modifications to Baselines, Benchmarks, or Metrics	Significant Changes/ Modifications Requiring Re-Proposal
2014-1. Transitional Subsidy Program for Homeless Veterans	Using Broader Uses of Funds Authority, SDHC partners with Veteran's Village of San Diego (VVSD) to craft a transitional housing program using flat subsidies paired with supportive services. SDHC provides the housing subsidy while VVSD provides the supportive services. Update: No change in the status of the activity.	2014	January 1, 2014	N/A	N/A	N/A
2014-2. Local Income Inclusion	Income from Kin-GAP, foster care payments, and adoption assistance payments is included in the determination of the household's annual adjusted income. The activity utilizes waivers allowing for an alternate rent calculation methodology.	2014	November 1, 2013	N/A	N/A	N/A
2013-1. MTW VASH Program	Program features include the elimination of minimum rent for an initial time period, streamlined criminal history requirements for household members, and additional streamlining measures implemented using differing rent calculation and eligibility methodologies. Update: No change in the status of the activity.	2013	August 1, 2012	N/A	N/A	N/A
2013-6. Transitional Project-Based Subsidies for the Homeless	Utilizing Broader Uses of Funds Authority, SDHC partners with agencies to craft a transitional housing pilot program using project-based subsidies paired with supportive services, offered by the selected provider agency. Update: Currently partnering with PATH, Episcopal Community Services, and Senior Community Center in this endeavor.	2013	January 1, 2013	RFP solicitation process to include for-profit entities in addition to non-profit entities. Partnering agencies may utilize the VI-SPDAT model to refer applicants for the housing program.	N/A	N/A

SECTION IV – APPROVED MTW ACTIVITIES



2012-1. Path to Success	A comprehensive rent reform model utilizing a tiered rent structure with progressive increases to minimum rents. The model eliminates deductions and streamlines allowances. Path to Success only applies to families considered Work-Able. Families defined as Elderly/Disabled receive streamlining measures and are not subject to Path to Success. The activity was re-proposed in the Fiscal Year 2014 Plan to include a local portability policy. The local portability policy component of the activity was implemented effective November 1, 2013. Update: The standard HCV calculation may be used in PBV complexes servicing special needs populations.	2012	July 1, 2013 (rent calculation) November 1, 2013 (portability policy)	N/A	N/A	N/A
2012-2. Biennial Reexamination Schedule	A biennial reexamination schedule for the Work-Able and Elderly/Disabled population implemented using the authority to redefine the cycle utilized for the full reexamination of income and household composition. Update: No change in the status of the activity.	2012	July 1, 2012	SDHC is converting the Elderly/Disabled population to a Biennial Reexamination Schedule effective July 1, 2015.	N/A	N/A
2012-3. Modify Full-Time Student Definition	Modifies the full-time student definition to include only students ages 18 to 23 who are not the head, spouse, or co-head. Household members meeting the revised full-time student definition will receive a 100 percent employment income exclusion. All students, regardless of age or familial status, will be eligible for a graduation incentive wherein proof of graduation can be submitted in exchange for a monetary award. The activity utilizes waivers allowing SDHC to calculate rent using alternative methodologies. Update: No change in the status of the activity.	2012	December 1, 2011	N/A	N/A	N/A
2011-7. Allow lower rents for non-assisted units in SDHC-owned developments	Uses a revised rent reasonableness protocol to determine rent reasonableness for assisted units in developments owned by SDHC. Rent reasonableness for the voucher assisted units is determined by comparisons to similar units in the surrounding neighborhoods rather than within the development. Update: No change in the status of the activity.	2011	October 1, 2010	N/A	N/A	N/A
2011-2. Authorize commitment of PBV to SDHC owned units	Streamlines the process of committing PBV to agency-owned units by using waivers to allow SDHC to project-base units utilizing a non-competitive process. Update: PBV units added to the Mason Hotel and Parker-Kier, developments owned by SDHC.	2011	October 1, 2010	N/A	N/A	N/A

SECTION IV – APPROVED MTW ACTIVITIES



2011-3. Two year occupancy term for PBV tenants	Requires Project-Based Voucher holders to complete two years of occupancy before becoming eligible to receive a tenant-based voucher. Waivers allow SDHC to determine waiting list procedures differing from current program requirements. Update: The Mason Hotel and Parker-Kier contracts contain this requirement.	2011	October 1, 2010	The Fiscal Year 2012 Report increased the threshold of the vacancy policy from 15% to 35%, a percent consistent with the baseline vacancy rate. The policy change benefits PBV households.	Baselines, benchmarks, and metrics were modified in the Fiscal Year 2013 Plan due to the re-proposal.	Re-proposed in the Fiscal Year 2013 Plan to allow SDHC to create a policy stating, "No more than 15% of the tenants in any given development who become eligible to transition to a tenant-based voucher in any given year and no more than 10% in any given month can move from the PBV assisted complex. Policy change effective 2/1/2014.
2011-4. Acquisition of additional affordable units	Uses Broader Uses of Funds Authority to acquire affordable housing units in San Diego using MTW funds. Update: SDHC continues to explore viable opportunities to create affordable housing. The significant rehabilitation of the Hotel Churchill is currently in progress.	2011	July 1, 2010	The Fiscal Year 2012 Report clarifies rehabilitation is considered a method of preservation.	N/A	Re-proposed in the Fiscal Year 2014 Plan to expand the methods of affordable housing development available to SDHC.
2011-5. Disregard retirement accounts	SDHC disregards retirement accounts when verifying an applicant or participant's assets. Update: Waivers corrected in the Fiscal Year 2012 Report to include MTW Agreement Attachment C, Section C (11) containing waivers of Section 3 (a) (2), 3 (a) (3) (A), and 6 (l) of the U.S. Housing Act of 1937 and 24 CFR 5.603, 5.611, 5.628, 5.630, 5.632, 5.634, 960.255, and 966 Subpart A; Section D (2) (a) containing waivers of Sections 8 (o) (1), 8 (o) (2), 8 (o) (3), 8 (o) (10), and 8 (o) (13) (H-I) of the U.S. Housing Act of 1937 and 24 CFR 982.508, 982.503, and 982.518; Section D (3) (a) containing waivers of Section 16 (b) and 8 (o) (4) of the U.S. Housing Act of 1937 and 24 CFR 5.603, 5.609, 5.611, 5.628, and 982.201.	2011	August 1, 2010	N/A	N/A	N/A
2011-6. Modify EIV income review schedule	SDHC utilizes the EIV report only when processing full reexaminations of household composition, income, and assets according to the Biennial reexamination cycle. Waivers allow SDHC to adopt and implement policies for verifying family income and determining resident eligibility differing from current program requirements. The requirement to use the EIV report during interim certifications is eliminated. Update: No change in the status of the activity.	2011	August 1, 2010	N/A	N/A	N/A

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2011-7. Development of public housing units using a combination of funds	SDHC creates/preserves public housing, without a competitive process, using acquisition and rehabilitation as the method of development. Update: Waivers corrected in the Fiscal Year 2012 Report to include MTW Agreement Attachment C, Section B(1)(b)(ii), B(1)(b)(vii) and B(1)(b)(viii) containing waivers of Sections 8 and 9(g)(3) of the 1937 Act and 24 CFR 982 and 990. MTW Agreement Attachment C, Section C(13) containing waivers of 24 CFR 941.40. SDHC intends to develop additional public housing in Fiscal Year 2014 via the state site conversion. This initiative was combined with the Fiscal Year 2010 Public Housing Development activity.	2011	July 1, 2010	N/A	N/A	N/A
2011-8. Sponsor-based subsidies for the homeless	The local, non-traditional program created using Broader Uses of Funds Authority provides subsidies to individuals identified as homeless. Program participants receive housing and supportive services from sponsor organizations. Update: Parker-Kier is utilizing 11 sponsor-based subsidies.	2011	July 1, 2011	RFP solicitation process to include for-profit entities in addition to non-profit entities. Partnering agencies may utilize the VI-SPDAT model to refer applicants for the housing program.	Baselines, benchmarks, and metrics were modified in the Fiscal Year 2013 Plan due to the re-proposal.	Re-proposed in the Fiscal Year 2013 Plan to allow SDHC to allocate additional vouchers to the program, broaden the definition of homelessness, and apply MTW flexibilities to the rent calculation methodology.
2010-1. Implement a revised inspection protocol	The modified inspection protocol reduces the number of required inspections by placing qualifying units on a Biennial Inspection Cycle and allowing owners to self-certify Housing Quality Standards for minor fail items. Update: Results for HQS inspections occurring before implementation of the activity may not be considered for purposes of placement on the biennial inspection cycle.	2010	October 1, 2009 & June 1, 2010	Modifying the activity to remove the qualifying criteria and authorize placement of all MTW units onto a Biennial Inspection Cycle.	N/A	N/A
2010-2. Authorize the SDHC to inspect and determine rent reasonableness for SDHC owned properties	Utilizes a local procedure to conduct inspections and determine rent reasonableness for SDHC-owned properties are conducted by SDHC. Update: No change in the status of the activity.	2010	July 13, 2009	N/A	N/A	N/A
2010-3. Triennial reexaminations for elderly and disabled households	Allows families defined as Elderly/Disabled to participate in a Triennial Reexamination Cycle. COLA updates to social security and veteran's benefits are processed in the "off" years. The activity was implemented using the authority to redefine the cycle utilized for the full reexamination of income and household composition. Update: No change in the status of the activity during Fiscal Year 2015.	2010	October 1, 2009	SDHC is converting the Elderly/Disabled population to a Biennial Reexamination Schedule effective July 1, 2015. SDHC will close out this activity in the appropriate MTW Plan or Report.	N/A	The Fiscal Year 2012 Plan Amendment revises the definition of an Elderly/Disabled family to include only households where 100% of adult household members are either 55 years or older, disabled, or a verified full-time student ages 18 - 23 (excluding the head, spouse, or co-head).

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2010-4. Choice Communities Components	Using the authority to implement a reasonable policy to establish payment standards differing from current program requirements, the poverty deconcentration effort providing incentives for families to move to one of nine local opportunity areas by using the following: ▪ Eliminate 40% Affordability Cap ▪ Moving for Opportunity Program ▪ Revolving Security Deposit Loan fund ▪ Increase payment standards in low-poverty areas Update: No change in the status of the activity.	2010	▪ January 1, 2010 ▪ January 1, 2010 ▪ January 1, 2010 ▪ June 1, 2010	N/A	Baselines, benchmarks, and metrics were modified in the Fiscal Year 2012 Plan Amendment due to the re-proposal.	Re-proposed in the Fiscal Year 2012 Plan Amendment to adopt a policy allowing SDHC to calculate payment standards below 90% of the FMR in high-poverty areas.
2010-5. Standardize utility allowances by unit size	A simplified utility allowance structure where the utility allowance amount is based on whether or not the family is responsible for the water portion of the utilities. The activity utilizes the authority to adopt and implement policies to calculate the rent differing from program requirements.	2010	April 1, 2010	N/A	N/A	N/A
2010-6. Simplify income and asset verification systems to reduce administrative costs	Restructures the verification hierarchy, and assets valued at less than \$10,000 are not verified. The activity utilizes the authority to adopt and implement policies to calculate the rent differing from program requirements. Update: No change in the status of the activity.	2010	October 1, 2009	N/A	N/A	N/A
2010-7. Adopt a local interim certification policy	The local interim policy applies to non-elderly/non-disabled households and limits the number of interim adjustments to income to once in a 12 month timeframe. Additionally, decrease of income interims will be granted only if the loss of income is through no fault of the family, the decreased income results in a decrease to the rent portion greater than 20 percent, the decrease is not due to a sanction on public assistance income, and the family provides verification of eligibility or ineligibility for unemployment benefits if the reduced income is due to loss of employment. Update: The policy applies to work-able families as defined under Path to Success. The activity utilizes the authority to implement an interim certification protocol differing from current mandates, thus allowing for locally driven policies concerning income change interims for families categorized as "Work-Able".	2010	July 1, 2011	N/A	Baselines, benchmarks, and metrics were modified in the Fiscal Year 2012 Plan Amendment due to the re-proposal.	Re-proposed in the Fiscal Year 2012 Plan Amendment to adopt a policy stating an interim adjustment of income will not be processed unless the change to the rent portion is greater than 20% and the loss of income must not occur through fault of the family.

SECTION IV – APPROVED MTW ACTIVITIES



NOT YET IMPLEMENTED ACTIVITIES

NOT YET IMPLEMENTED ACTIVITIES					
Activity	Description	Plan Year	Implementation Date Timeline	Status Update	Description of Nonsignificant Changes/Modifications Since Approval
2014-3. Housing Subsidy Program for Youth Aging Out of the Foster Care System	Using Broader Uses of Funds Authority, SDHC created a time-limited pilot program to provide flat housing subsidies while a partnering agency delivers supportive services such as job placement, education, training, and case management.	2014	TBD	Pending release of Request for Proposals.	N/A
2013-4. Public Housing: Flat rent elimination	Eliminate flat rents in public housing in order to facilitate the implementation of Path to Success for public housing residents. The activity utilizes waivers allowing SDHC to determine alternative rent policies within the public housing program.	2013	TBD	The implementation of the activity is indefinitely postponed due to a delay in implementation of Path to Success for the public housing program.	N/A
2012-4. Project-Based Subsidy Program for the Homeless	Using Broader Uses of Funds Authority, SDHC created a program which provides a flat based on the number of authorized units in the development; all program administration is performed by the development owner with monitoring and auditing performed by SDHC.	2012	TBD	SDHC does not anticipate implementing the initiative until the Fiscal Year 2011 Sponsor-Based Subsidy Program for the Homeless initiative is operating at full capacity. In the Fiscal Year 2013 MTW Annual Plan, SDHC received authorization to expand the sponsor-based program voucher allotment from 100 to 1,000 vouchers for utilization within the program. Since the agency is currently focused on expanding the program to utilize the maximum vouchers allowable to provide rental assistance to San Diego's homeless population, SDHC decided to delay implementation of the Project-Based Subsidy Program for the Homeless indefinitely. In terms of planned implementation timeframes, SDHC will provide updates on the status of the program in future MTW Annual Plans and Reports as applicable.	N/A

SECTION IV – APPROVED MTW ACTIVITIES



ACTIVITIES ON HOLD

ACTIVITIES ON HOLD								
Activity	Description	Plan Year	Implementation Date	Hold Date	Reason(s) Placed on Hold	Status Update	Anticipated Reactivation Timeline	Explanation of Nonsignificant Changes/Modifications
2010-8. Establish an HCV homeownership program	A homeownership program was created to assist income-eligible HCV participants with purchasing a home. Housing assistance payments are utilized to assist with a mortgage payment rather than as a rental payment. Incentives to purchase a foreclosed home are also program components. Waivers were enacted to modify the eligibility requirements for the program related to the minimum monetary threshold for savings accounts as well as implement the incentives for purchasing foreclosed homes.	2010	October 1, 2009	July 1, 2014	SDHC is in the process of reevaluating the program, therefore the program has been placed on hold indefinitely. New applications will no longer be accepted effective July 1, 2014 for the program. Families currently participating in the homeownership program will continue to receive assistance.	N/A	Unknown	N/A

SECTION IV – APPROVED MTW ACTIVITIES



CLOSED OUT ACTIVITIES

CLOSED OUT ACTIVITIES					
Activity	Description	Plan Year	Implementation Date	Date Closed Out	Reason(s) Closed Out
2013-3. Elimination of 100% excluded income from the income verification process	Removes the requirement to verify and enter excluded income into the rent calculation formula and subsequently on the HUD 50058. Update: No change in the status of the activity.	2013	September 1, 2012	June 30, 2014	PIH-2013-04 removes the requirement to verify and count 100 percent excluded income. MTW flexibility is no longer required to engage in the activity.
2013-5. Homeless Veteran Project-Based Subsidy Program	Creates a local, non-traditional project-based subsidy pilot program to provide housing to veterans who are either not yet ready to enter a more regulated program or who temporarily exit a program. SDHC partners with Veteran's Village of San Diego for this activity.	2013	N/A	September 30, 2013	Veteran's Village of San Diego determined the activity as neither economically advantageous or viable under current circumstances and requested permission to close out the activity.
2013-9. New Public Housing Transition	Families transitioning out of a state-aided rental assistance program (25% TTP) to the public housing program (30% TTP) receive a transition period during which the families pay more than 25 percent but less than 30 percent of adjusted household income toward the rent portion before moving to 30 percent at the end of the transition period.	2013	N/A	September 30, 2013	The flexibility requested under this initiative will not be required.
2011-9. Enhance Family Self-Sufficiency Program	In the event the head of household is unable to enroll in the FSS program (such as due to a disability), an adult household member may enroll in the program as the sole participant.	2011	October 1, 2010	July 1, 2014	Per HUD's recommendation, the initiative will be combined with the FSS Reintervention activity via a re-proposal in the Fiscal Year 2015 MTW Annual Plan.
2011-10. Broader Uses of Funds for IDAs	SDHC received permission to utilize MTW broader use of funds authority to subsidize IDAs not authorized by federal regulations.	2011	July 1, 2010	June 30, 2011	The activity is a Section 8 activity not requiring regulatory waivers or broader uses of funds authority. The activity is ongoing but reported as a single fund flexibility activity in Section 5 of the Plan.
2010-10. Undertake Public Housing development	Acquire, rehabilitate, or produce housing units as public housing.	2010	July 1, 2010	June 30, 2011	This activity was closed out in the Fiscal Year 2011 MTW Report. Public Housing development will occur under the Fiscal Year 2011 Public Housing Development initiative which combines the authorizations and flexibilities.
2009-1. Achievement Academy of the San Diego Housing Commission	The SDHC Achievement Academy, formerly known as the Economic Development Academy, offers a broad range of one-on-one services and workshops geared toward workforce preparation, financial literacy, and homeownership education.	2009	October 1, 2010	June 30, 2011	The activity is a Section 8 activity not requiring regulatory waivers or broader uses of funds authority. The activity is ongoing but reported as a single fund flexibility activity in Section 5 of the Plan.

SECTION V – SOURCES AND USES OF FUNDING



SECTION V – SOURCES AND USES OF FUNDING

A. MTW Plan: Sources and Uses of MTW Funds

Estimated Sources of MTW Funding for the Coming Fiscal Year

PHAs shall provide the estimated sources and amounts of MTW funding by FDS line item.

Sources		
FDS Line Item	FDS Line Item Name	Dollar Amount
70500 (70300+70400)	Total Tenant Revenue	\$1,031,864
70600	HUD PHA Operating Grants	\$159,774,439
70610	Capital Grants	\$129,753
70700 (70710+70720+70730+70740+70750)	Total Fee Revenue	\$0
71100+72000	Interest Income	\$98,792
71600	Gain or Loss on Sale of Capital Assets	\$0
71200+71300+71310+71400+71500	Other Income	\$0
70000	Total Revenue	\$161,034,848

Estimated Uses of MTW Funding for the Coming Fiscal Year

PHAs shall provide the estimated uses and amounts of MTW spending by FDS line item.

Uses		
FDS Line Item	FDS Line Item Name	Dollar Amount
91000 (91100+91200+91400+91500+91600+91700+91800+91900)	Total Operating - Administrative	\$1,991,514
91300+91310+92000	Management Fee Expense	\$0
91810	Allocated Overhead	\$7,586,487
92500 (92100+92200+92300+92400)	Total Tenant Services	\$8,143,263
93000 (93100+93600+93200+93300+93400+93800)	Total Utilities	\$221,338
93500+93700	Labor	\$0
94000 (94100+94200+94300+94500)	Total Ordinary Maintenance	\$460,658
95000 (95100+95200+95300+95500)	Total Protective Services	\$30,750
96100 (96110+96120+96130+96140)	Total Insurance Premiums	\$104,481
96000 (96200+96210+96300+96400+96500+96600+96800)	Total Other General Expenses	\$5,134,511
96700 (96710+96720+96730)	Total Interest Expense and Amortization Cost	\$25,705
97100+97200	Total Extraordinary Maintenance	\$0
97300+97350	Housing Assistance Payments + HAP Portability-In	\$137,658,340
97400	Depreciation Expense	\$0
97500+97600+97700+97800	All Other Expenses	\$0
90000	Total Expenses	\$161,357,047

Describe the Activities that Will Use Only MTW Single Fund Flexibility

SDHC utilizes single-fund flexibility to fund the Achievement Academy and Individual Development Accounts. The Achievement Academy is a learning and skills center available to families participating in the Housing Choice Voucher and Public Housing programs. Programs offered at the Achievement Academy are geared to workforce readiness and financial literacy. The Family Self-Sufficiency program is another component of the Achievement Academy. Individual Development Accounts assist participants with building assets by providing a 3:1 match with a maximum of \$3,000 in matching funds rendered by SDHC. Please see the following pages for a thorough discussion of each activity.



SINGLE FUND FLEXIBILITY ACTIVITIES

SDHC uses single-fund flexibility in support of MTW activities rather than creating numerous budgets. SDHC combines funds from public housing operating and capital fund assistance (authorized by section 9 of the United States Housing Act of 1937 [the Act]) and voucher funds (authorized by section 8 (o) of the Act) to implement a block grant/single fund budget approach to budgeting and accounting. SDHC has consolidated public housing and HCV program funds to implement the approved Moving to Work initiatives described in previously approved MTW Plans and will continue to do so in future Plans.

SDHC used single-fund flexibility to conduct a variety of activities geared toward self-sufficiency. The Achievement Academy, formerly known as the Economic Development Academy, offers a broad range of one-on-one services and workshops geared toward workforce preparation, financial literacy, and homeownership education. In Fiscal Year 2011, a job placement specialist, credit counselor, and benefits coordinator were added to the array of services already offered within the academy. Partnerships with a variety of external organizations specializing in their fields enable SDHC to provide assistance to participants with different interests, career focuses, and skill levels. The resources offered at the Achievement Academy will be a vital component of the Path to Success rent reform activity as participants are incentivized to increase income and work towards self-sufficiency.

The following describes services offered at the Achievement Academy:

Employment/Workforce Development

Job Developer

A job placement specialist from Manpower, a leader in the job workforce solutions industry, works diligently towards assisting participants with locating jobs and advancing job skills. Since April 2011, the specialist provides one-on-one employment counseling, assistance creating résumés, and leads on job employment. In addition, Manpower continues to make connections with employers of in-demand occupations, organize job fairs, and coordinate employment services with partner organizations.

One-Stop Career Center

KRA, a contractor from San Diego Workforce Partnership, provides services via a satellite One-Stop Career Center at the Achievement Academy. The partner offers workforce development services including labor market information, career development, assessment, job search/retention skills, job placement assistance, and referrals to training opportunities.

Small Business Development Training

The Business Initiatives Strategies (BIS) Program offers an 11 week class educating participants on how to start /expand a small business and create/ update a solid business plan. This program provides basic skills training and knowledge to underserved entrepreneurs, and also identifies and expands linkages to critical community resources linked to small business development to further connect participants with opportunities for additional small business training, technical assistance, and access to mainstream financial institutions to boost economic development.

Employment/Workforce Development Workshops

Manpower, KRA, and SDHC Workforce Readiness Specialists conduct employment readiness workshops and provide access to temporary and permanent employment. The Achievement Academy, in its efforts to attract employers, began offering weekly on-site recruitment fairs. Participants are invited to attend presentations and hear directly from Human Resources representatives what it takes to get hired at their company. Topics covered range from the job application and résumé submittal process to interview preparedness and communication skills. Presentations are given by companies such as the Marriott Hotel, Macy's, Goodwill Industries, United Parcel Service, City of San Diego, County of San Diego, and Allied Barton Security among others.



Community Connections

The Achievement Academy strives to be a connection between its participants and the community by continually seeking new and innovative classes to offer. For example, a representative from Best Buy presented a pilot program and led an “Introduction to Computers” class. This session introduced the most basic computer skills to participants who had only minimal computer knowledge. Participants attending the session learn internet basics, e-mail usage, and computer technology. Participants also learned how to use computers to assist with job applications such as on-line applications and downloading résumés as attachments.

Men’s Wearhouse presents a Men’s Dress for Success class. Participants learn about various suits, styles and fabrics, and how to dress appropriately and be prepared for a job interview. At the end of the class, all participants receive a tie donated by the Men’s Wearhouse.

Academy Computer Lab

Participants have access to the Achievement Academy’s Computer Lab for basic computer training (Word, Excel, and Internet Explorer), career assessments, career exploration, labor market information, résumé building, and on-line job applications. In addition, Manpower provides individual participant access to the internet based Training Development Center which hosts over 5,000 on-line courses for skills development.

Income Supports

THRIVE Initiative

THRIVE is a partnership between the United Way, the County of San Diego, and South Bay Community Services. The purpose of the initiative is to enhance the accessibility of benefits screening and tax preparation services. Benefits screening and application assistance is currently offered for an array of program such as CalFresh (food stamps), CalWorks, Women Infants and Children (WIC), California Healthy Families, Child Care Assistance, MediCal, and Supplemental Nutrition Assistance Program (SNAP). On-site benefit screening appointments continue to be conducted for participants.

Tax preparation is conducted onsite by interns certified by the Volunteer Income Tax Association (VITA). The interns worked with low-income families at the Achievement Academy to prepare taxes and ensure all eligible families received the Earned Income Tax Credit (EITC). Tax preparation services are also offered to unassisted low-income residents of San Diego.

Financial Education

Financial Counseling

Springboard, a non-profit credit management agency, joined our partner group in February 2011 to offer on-site credit counseling, debt reduction, credit repair services, and budgeting and cash management skills. The services offered by Springboard have been incorporated into the FOC (Financial Opportunities Center) service delivery model utilized within the Achievement Academy.

Financial Skills Education Workshops

Workshops are continuously conducted by partner staff from Springboard, the Housing Opportunities Collaborative, Citi Bank, Nova Debt, US Bank, and Community Housing Works, in the following topic areas: Debt and credit repair; credit score improvement; controlling expenses; maintaining a financial fitness plan; electronic banking and direct employee deposits; budget management, ordering, reviewing, and repairing credit report; investments strategies and options; and pensions/retirement planning.

Financial Coaching Training

All SDHC Workforce Readiness Specialists continue to utilize the LISC (Local Initiatives Support Corporation) *Financial Counseling Model* to implement innovative coaching methods during one-on-one

SECTION V – SOURCES AND USES OF FUNDING



appointments with participants. In addition, referrals to Springboard and THRIVE allow for greater depth in addressing participant's financial needs. SDHC is also positioned to assist participants with improving credit through a partnership with Credit Builders Alliance. The ability to internally pull credit reports allows SDHC to further assist participants with accessing current credit ratings in order to begin aligning client goals for credit improvement to future financial and career goals.

The chart below contains a summary of the results of Achievement Academy activities at the close of Fiscal Year 2013. Updated results will be provided in the Fiscal Year 2014 MTW Annual Report.

Metric	Baseline 2009	YTD
	No.	No.
No. of unduplicated program participants receiving services	546	1,149
No. of unduplicated program participants attending financial education related workshops	134	75
No. of hours of financial education related workshops attended by program participants	972	157
No. of unduplicated program participants attending employment related workshops	42	275
No. of hours of employment related workshops attended by program participants	237	893
No. of unduplicated program participants attending homeownership related workshops	25	64
No. of hours of homeownership related workshops attended by program participants	25	214
No. of unduplicated program participants attending small business related workshops	20	67
No. of hours of small business related workshops attended by program participants	43	403
No. of unduplicated program participants who received income support screening services	0	129
No. of unduplicated program participants who received income tax preparation services	0	190
No. of persons who completed their FSS Contract of Participation and graduated	39	25
Dollar value of escrow accounts disbursed to FSS graduates	\$319,818	\$149,241
No. of FSS escrow accounts	307	155
Dollar value of FSS escrow accounts	\$767,250	\$507,059
No. of IDA accounts	191	154
Dollar value of IDA account savings	\$97,818	\$80,090
Dollar value of IDA account matches	\$228,193	\$130,829
No. of program participants who obtained employment as a result of job placement services	0	141

Another component of the Achievement Academy is the ASPIRE program wherein SDHC operates asset building programs for youth and adult HCV participants. Asset building programs encourage families to

SECTION V – SOURCES AND USES OF FUNDING



save money to purchase homes, pursue higher education, secure reliable transportation for job-related activities, or to build small business start-up capital. Individual Development Accounts (IDAs), a component of asset building programs, are savings accounts with matching funds drawn from private or public sources. SDHC's current IDAs provide a 3:1 match for participants with a maximum of \$3,000 in matching funds. Funding for the program has been awarded through September 2016.

The chart below contains a summary of the results of the IDA activities since implementation in Fiscal Year 2011. Updated results will be provided in the Fiscal Year 2014 MTW Annual Report.

Metric	Baseline	YTD
Annual No. of adult participants enrolled in the asset building program with an IDA funded by MTW funds	0	16
Annual No. of participants enrolled in the youth asset building program with an IDA funded by MTW funds	0	68
Annual No. of participants enrolled in the asset building program with a transportation IDA	0	29
Annual No. of MTW IDA participants who opened an IDA account	0	110
Annual No. of MTW IDA participants who developed a credit improvement plan	0	52
Annual No. of MTW IDA participants who made at least nine monthly deposits to their IDA during a twelve-month period	0	36
Annual No. of MTW IDA participants who completed ten hours of financial skills education	0	39

LOCAL ASSET MANAGEMENT PLAN

SDHC does not utilize a Local Asset Management Plan.

B. MTW Plan: Local Asset Management Plan	
Is the PHA allocating costs within statute?	☒ Yes or ☐ No
Is the PHA implementing a local asset management plan (LAMP)?	☐ Yes or ☒ No
If the PHA is implementing a LAMP, it shall be described in an appendix every year beginning with the year it is proposed and approved. The narrative shall explain the deviations from existing HUD requirements and should be updated if any changes are made to the LAMP.	
Has the PHA provided a LAMP in the appendix?	☐ Yes or ☒ No
N/A	

UPDATE ON DEMOLITION OR DISPOSITION TRANSITIONAL FUNDING (DDTF) FUNDS

SDHC anticipates receiving DDTF of \$1.5 million annually, or \$7.5 million over five years, in the second increment of DDTF. SDHC will integrate all DDTF funds into the MTW block grant.



SECTION VI – ADMINISTRATIVE

- A. **Board Resolution and Certification of Compliance** (See Appendix A)
- B. **Public Hearing Documentation** (See Appendix B)
- C. **Description of Planned or Ongoing PHA-Directed Evaluations Related to MTW:** N/A
- D. **Annual Statement/Performance and Evaluation Report (HUD 50075.1):** (See Appendix C)



APPENDIX A

BOARD RESOLUTION AND CERTIFICATION OF COMPLIANCE

SAN DIEGO HOUSING COMMISSION

RESOLUTION NO. 1612ADOPTED ON MAR 14 2014

WHEREAS, on March 14, 2014, the San Diego Housing Commission Board of Commissioners (Board) discussed the proposed submission of the proposed Annual Moving to Work Plan for the period from July 1, 2014, through June 30, 2015, to the U.S. Department of Housing and Urban Development (HUD); and

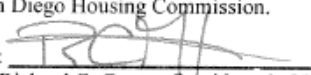
WHEREAS, prior to the Board meeting on March 14, 2014, the Board held an informal public workshop on February 14, 2014, on the proposed Annual Moving to Work Plan for the period from July 1, 2014, through June 30, 2015;

NOW, THEREFORE, be it resolved by the Board that the President & Chief Executive Officer (President & CEO), and/or designee, is authorized to submit the proposed Annual Moving to Work Plan for the period from July 1, 2014, through June 30, 2015, to HUD; and

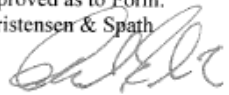
BE IT FURTHER RESOLVED, that the proposed Annual Moving to Work Plan for the period from July 1, 2014, through June 30, 2015, is approved by the Board; and

BE IT FURTHER RESOLVED that the President & CEO is authorized to execute such documents and to perform such acts as are necessary, and/or appropriate to implement these approvals.

Executed this 13th day of March 2014, by Richard C. Gentry, President and Chief Executive Officer of the San Diego Housing Commission.

By: 
Richard C. Gentry, President & CEO

Approved as to Form:
Christensen & Spath

By: 
Charles B. Christensen, General Counsel
San Diego Housing Commission



Passed and adopted by the San Diego Housing Commission on March 14, 2014 by the following vote:

	Yeas	Nays	Excused	Not Present
Gary Gramling	☒	☐	☐	☐
Roberta Spoon	☒	☐	☐	☐
Francisco Urtasun	☐	☐	☐	☒
Jim Waring	☐	☐	☐	☒
Margaret Davis	☒	☐	☐	☐
Kellee Hubbard	☒	☐	☐	☐
Ben Moraga	☒	☐	☐	☐

AUTHENTICATED BY:

Gary Gramling

Chair of the San Diego Housing Commission

Richard C. Gentry

President & Chief Executive Officer of the San Diego Housing Commission

I HEREBY CERTIFY that the above and foregoing is a full, true and correct copy of RESOLUTION NO. **1612** passed and adopted by the San Diego Housing Commission on March 14, 2014.

By:



Charles Eshnaur
Deputy Secretary of the San Diego Housing Commission



Form 50900: Elements for the Annual MTW Plan and Annual MTW Report	
Attachment B	
Certifications of Compliance	
Annual Moving to Work Plan Certifications of Compliance	U.S. Department of Housing and Urban Development Office of Public and Indian Housing
Certifications of Compliance with Regulations: Board Resolution to Accompany the Annual Moving to Work Plan*	
Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the Annual Moving to Work Plan for the PHA fiscal year beginning _____, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof: 1. The PHA published a notice that a hearing would be held, that the Plan and all information relevant to the public hearing was available for public inspection for at least 30 days, that there were no less than 15 days between the public hearing and the approval of the Plan by the Board of Commissioners, and that the PHA conducted a public hearing to discuss the Plan and invited public comment. 2. The PHA took into consideration public and resident comments (including those of its Resident Advisory Board or Boards) before approval of the Plan by the Board of Commissioners or Board of Directors in order to incorporate any public comments into the Annual MTW Plan. 3. The PHA certifies that the Board of Directors has reviewed and approved the budget for the Capital Fund Program grants contained in the Capital Fund Program Annual Statement/Performance and Evaluation Report, form HUD-50075.1. 4. The PHA will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990. 5. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located. 6. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan. 7. The PHA will affirmatively further fair housing by examining its programs or proposed programs, identify any impediments to fair housing choice within those programs, address those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and maintain records reflecting these analyses and actions. 8. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975. 9. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped. 10. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low- or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135. 11. The PHA will comply with requirements with regard to a drug free workplace required by 24 CFR Part 24, Subpart F. 12. The PHA will comply with requirements with regard to compliance with restrictions on lobbying required by 24 CFR Part 87, together with disclosure forms if required by this Part, and with restrictions on payments to influence Federal Transactions, in accordance with the Byrd Amendment and implementing regulations at 49 CFR Part 24. 13. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable. 14. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a). 15. The PHA will provide HUD or the responsible entity any documentation needed to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58. Regardless of who acts as the responsible entity, the PHA will maintain documentation that verifies compliance with environmental requirements pursuant to 24 Part 58 and 24 CFR Part 50 and will make this documentation available to HUD upon its request. 16. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act. 17. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements. 18. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act and 24 CFR Part 35. 19. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments) and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments). 20. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the Moving to Work Agreement and Statement of Authorizations and included in its Plan. 21. All attachments to the Plan have been and will continue to be available at all times and all locations that the Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its Plan and will continue to be made available at least at the primary business office of the PHA.	
<i>San Diego Housing Commission</i> PHA Name	<i>CA063</i> PHA Number/HA Code
I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)	
<i>Richard C. Grady</i> Name of Authorized Official	<i>President and CEO</i> Title
 Signature	<i>7.8.14</i> Date
*Must be signed by either the Chairman or Secretary of the Board of the PHA's legislative body. This certification cannot be signed by an employee unless authorized by the PHA Board to do so. If this document is not signed by the Chairman or Secretary, documentation such as the by-laws or authorizing board resolution must accompany this certification.	



APPENDIX B

PUBLIC HEARING NOTICE AND EVIDENCE OF COMMUNITY AND RESIDENT PARTICIPATION

The San Diego Housing Commission (SDHC) formally solicited public comment on the Fiscal Year 2015 Annual Plan Draft in order to incorporate the ideas of participants, community advocates, and interested citizens into the proposed plan as well as answer questions pertaining to Moving to Work subject matter. A formal public hearing was held on February 10, 2014 at the SDHC corporate office for the purposes of educating the public and receiving comments. A public notice was circulated in four local publications (San Diego Daily Transcript, Union Tribune, Voice & Viewpoint, and La Prensa) to encourage public involvement. In an attempt to encourage further participation among San Diego residents and program clients, SDHC issued personal invitations to a selected group of participants. The individuals receiving the personal invitations were current rental assistance recipients and therefore were positioned to provide practical suggestions and feedback. All methods of invitation provided residents of San Diego with multiple options for contacting appropriate personnel with comments if unable to attend the public hearing. Overall, SDHC received positive feedback concerning the proposed initiatives.

The following information serves as proof of public hearing notice and community participation:

- ✓ Proof of Publication
- ✓ Public Hearing Sign-In Sheets
- ✓ Public Comment Matrix

The public comment period formally commenced on January 15, 2014 when the draft MTW Plan was posted to the SDHC website. Public noticing referenced the location of the draft Plan. The close of the public comment period occurred on February 14, 2014. The public hearing was conducted on February 10, 2014 at the Achievement Academy located at 1045 11th Avenue, San Diego, CA 92101. Four attendees were present at the public hearing, one of which was a rental assistance participant. The participant provided all comments as detailed in the Public Comment Matrix.



SAN DIEGO DAILY TRANSCRIPT

CERTIFICATE OF PUBLICATION

Morgan Marks
San Diego Housing Commission
1122 Broadway
Suite 300
San Diego CA 92101

IN THE MATTER OF
MTW FY15 Annual Plan

CASE NO.

Dates of Public Notice: January 15, 2014 and January 22, 2014
PUBLIC NOTICE OF THE SAN DIEGO HOUSING COMMISSION
MOVING TO WORK FISCAL YEAR 2015 PLAN

PUBLIC NOTICE: The San Diego Housing Commission (SDHC) is soliciting public comment on SDHC's Moving to Work (MTW) Fiscal Year 2015 Annual Plan. The proposed plan will be available for review on the SDHC website, www.sdhc.org, beginning January 15, 2014. Comments must be submitted by 5:00 p.m. on February 14, 2014, to be considered by staff and decision-making authorities in their final review of the proposed plan. Please send your written comments to: Jessica Adams/Moving Forward, San Diego Housing Commission, 1122 Broadway, Suite 300, San Diego, CA 92101 or email your comments to jessicaa@sdhc.org.

SUBJECT:

As an eligible MTW agency, SDHC is required to develop an MTW Annual Plan, outlining and identifying policies SDHC plans to change as well as any planned new programs to be implemented during the coming year.

SDHC is soliciting public comment on the program and policy changes being considered for Fiscal Year 2015 (July 1, 2014, through June 30, 2015).

Examples of the program and policy changes being considered include: Re-proposing the Path to Success program to include removing the utility allowance from rent calculations, refining policies related to the functionality of Project-Based Housing Vouchers, removing barriers for clients seeking to move to another unit, and enhancing the Family Self-Sufficiency program.

PUBLIC HEARING

SDHC will hold a public hearing on the proposals on Monday, February 10, 2014, at 9:00 a.m. at the SDHC Achievement Academy, located at 1045 11th Avenue, San Diego, CA 92101.

Pub Jan 15, 22 -00117025

I, C Davis, am a citizen of the United States and a resident of the county aforesaid; I am over the age of eighteen years, and not party to or interested in the above entitled matter. I am the principal clerk of the San Diego Daily Transcript, a newspaper of general circulation, printed and published daily, except on Saturdays and Sundays, in the City of San Diego, County of San Diego and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of the County of San Diego, State of California, under the date of January 23, 1909, Decree No. 14894; and the

Public Notice

is a true and correct copy of which the annexed is a printed copy and was published in said newspaper on the following date(s), to wit:

January 15, 22

I certify under penalty of perjury that the foregoing is true and correct.

Dated at San Diego, California this January 22, 2014

C Davis

Signature



UNION TRIBUNE



P.O. Box 120191, San Diego, CA 92112-0191

AFFIDAVIT OF PUBLICATION

SAN DIEGO HOUSING COMMISSION
1122 BROADWAY #300
ATTN: ACCOUNTS PAYABLE
SAN DIEGO, CA 92101

STATE OF CALIFORNIA) ss.
County of San Diego)

The Undersigned, declares under penalty of perjury under the laws of the State of California; That he is a resident of the County of San Diego. That he is and at all times herein mentioned was a citizen of the United States, over the age of twenty-one years, and that he is not a party to, nor interested in the above entitled matter; that he is Chief Clerk for the publisher of

The San Diego Union-Tribune

a newspaper of general circulation, printed and published daily in the City of San Diego, County of San Diego, and which newspaper is published for the dissemination of local news and intelligence of a general character, and which newspaper at all the times herein mentioned had and still has a bona fide subscription list of paying subscribers, and which newspaper has been established, printed and published at regular intervals in the said City of San Diego, County of San Diego, for a period exceeding one year next preceding the date of publication of the notice hereinafter referred to, and which newspaper is not devoted to nor published for the interests, entertainment or instruction of a particular class, profession, trade, calling, race, or denomination, or any number of same; that the notice of which the annexed is a printed copy, has been published in said newspaper in accordance with the instructions of the person(s) requesting publication, and not in any supplement thereof on the following dates, to wit:

Jan 15, 2014, Jan 22, 2014

Juli Manuel
Chief Clerk for the Publisher

2/12/14

Date

Affidavit of Publication of

Legal Advertisement
Ad # 00108071968
ORDERED BY: MORGAN MARKS

**PUBLIC NOTICE OF
THE SAN DIEGO
HOUSING
COMMISSION
MOVING TO WORK
FISCAL YEAR 2015
PLAN**

PUBLIC NOTICE:
The San Diego Housing Commission (SDHC) is soliciting public comment on SDHC's Moving to Work (MTW) Fiscal Year 2015 Annual Plan. The proposed plan will be available for review on the SDHC website, www.sdhc.org, beginning January 13, 2014. Comments must be submitted by 5:00 p.m. on February 14, 2014, to be considered by staff and decision-making authorities in their final review of the proposed plan. Please send your written comments to: Jessica Adema/Moving Forward San Diego Housing Commission, 1122 Broadway, Suite 300, San Diego, CA 92101 or email your comments to localceda@sdhc.org.

SUBJECT:
As an eligible MTW agency, SDHC is required to develop an MTW Annual Plan, outlining and identifying policies SDHC plans to change as well as any planned new programs to be implemented during the coming year.

SDHC is soliciting public comment on the program and policy changes being considered for Fiscal Year 2015 (July 1, 2014, through June 30, 2015).

Examples of the program and policy changes being considered include: Re-proposing the Path to Success program to include removing the utility allowance from rent calculations; refining policies related to the functionality of Project-Based Housing Vouchers; removing barriers for clients seeking to move to another unit; and enhancing the Family Self-Sufficiency program.

PUBLIC HEARING
SDHC will hold a public hearing on the proposals on Monday, February 18, 2014, at 9:00 a.m. at the SDHC Severance Academy, located at 1048 11th Avenue, San Diego, CA 92101.



LA PRENSA

PROOF OF PUBLICATION
(2015.5 C.C.P.)

STATE OF CALIFORNIA,
COUNTY OF SAN DIEGO,

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not a party to or interested in the above-entitled matter. I am the principal clerk of the printer of *La Prensa San Diego*, a newspaper of general circulation, printed and published weekly in the City of San Diego County of San Diego, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of the County of San Diego, State of California, under the date of May 9, 1978, Case Number 4137435; that the notice, of which the annexed is a printed copy (set in type not smaller than nonpareil), has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

January 17 and 24

all in the year 2014.

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Dated at San Diego

California, this 24th day of January 2014.

Yolanda Ramirez
Signature

This space is for the County Clerk's Filing Stamp

Proof of Publication of:

**PUBLIC NOTICE OF THE SAN DIEGO HOUSING
COMMISSION MOVING TO WORK FISCAL YEAR
2015 PLAN**

**PUBLIC NOTICE OF THE SAN DIEGO HOUSING
COMMISSION
MOVING TO WORK FISCAL YEAR 2015 PLAN**

PUBLIC NOTICE: The San Diego Housing Commission (SDHC) is soliciting public comment on SDHC's Moving to Work (MTW) Fiscal Year 2015 Annual Plan. The proposed plan will be available for review on the SDHC website, www.sdhc.org, beginning January 15, 2014. Comments must be submitted by 5:00 p.m. on February 14, 2014, to be considered by staff and decision-making authorities in their final review of the proposed plan. Please send your written comments to: Jessica Adamo/Moving Forward, San Diego Housing Commission, 1122 Broadway, Suite 300, San Diego, CA 92101 or email your comments to jessicaa@sdhc.org.

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PUBLIC HEARING:
SDHC will hold a public hearing on the proposals on Monday, February 10, 2014, at 9:00 a.m. at the SDHC Achievement Academy, located at 1045 11th Avenue, San Diego, CA 92101.

Published: Jan 17, 24 /2014 La Prensa San Diego

MTW Public Hearing
February 10, 2014
MTW FY 2015 Plan

[illegible]

February 10, 2014

[illegible]



PUBLIC COMMENT MATRIX

Group/Agency	Questions/Comments Received	SDHC Responses
Participant	Can a landlord raise the contract rent if the 40 percent cap is removed?	A landlord can still request an increase to the contract rent, but contract rent amounts are subject to rent reasonableness determinations.
Participant	Can you provide more information concerning the 50 percent rent burden cap currently utilized in Choice Communities areas?	Yes. The Choice Communities initiative is SDHC's poverty deconcentration effort wherein SDHC waived the Federal regulation surrounding the 40 percent cap. Program participants seeking to lease a unit in one of the nine Choice Communities areas may pay a m
Participant	A participant stated the proposed initiative eliminating the 40 percent threshold may assist his Elderly/ Disabled mother and sister by offering more choices. The family has experienced difficulties identifying a unit.	Thank you for the comment.
Participant	A participant appreciates SDHC's efforts to assist the homeless population. SDHC provides housing choices, but also the supportive services offered at the Achievement Academy assists people with achieving economic stability.	Thank you for the comment.



APPENDIX C

ANNUAL STATEMENT/PERFORMANCE AND EVALUATION REPORT (HUD 50075.1)

**Actual Modernization
Cost Certificate**

U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577-0157 (exp. 03/31/2014)

Comprehensive Improvement Assistance Program (CIAP)
Comprehensive Grant Program (CGP)

Public reporting burden for this collection of information is estimated to average 2 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Reports Management Officer, Paperwork Reduction Project (2577-0044 and 0157), Office of Information Technology, U.S. Department of Housing and Urban Development, Washington, D.C. 20410-3600. This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless that collection displays a valid OMB control number.

Do not send this form to the above address.

This collection of information requires that each Housing Authority (HA) submit information to enable HUD to initiate the fiscal closeout process. The information will be used by HUD to determine whether the modernization grant is ready to be audited and closed out. The information is essential for audit verification and fiscal close out. Responses to the collection are required by regulation. The information requested does not lend itself to confidentiality.

HA Name: San Diego Housing Commission	Modernization Project Number: CA16-P063-501-13
--	---

The HA hereby certifies to the Department of Housing and Urban Development as follows:

1. That the total amount of Modernization Cost (herein called the "Actual Modernization Cost") of the Modernization Grant, is as shown below:

A. Original Funds Approved	\$ 43,480.00
B. Funds Disbursed	\$ 43,480.00
C. Funds Expended (Actual Modernization Cost)	\$ 43,480.00
D. Amount to be Recaptured (A-C)	\$ 0.00
E. Excess of Funds Disbursed (B-C)	\$ 0.00

2. That all modernization work in connection with the Modernization Grant has been completed;

3. That the entire Actual Modernization Cost or liabilities therefor incurred by the HA have been fully paid;

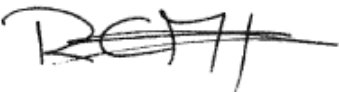
4. That there are no undischarged mechanics', laborers', contractors', or material-men's liens against such modernization work on file in any public office where the same should be filed in order to be valid against such modernization work; and

5. That the time in which such liens could be filed has expired.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Signature of Executive Director & Date:

X 

For HUD Use Only

The Cost Certificate is approved for audit:

Approved for Audit (Director, Office of Public Housing / ONAP Administrator)

Date:

X

The audited costs agree with the costs shown above:

Verified: (Designated HUD Official)

Date:

X

Approved: (Director, Office of Public Housing / ONAP Administrator)

Date:

X

04-14-14

form HUD-53001 (10/96)
ref Handbooks 7485.1 & 3



Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

Part I: Summary PHA Name: San Diego Housing Commission		Grant Type and Number Capital Fund Program Grant No: CA16P063-501-13 Replacement Housing Factor Grant No.: Date of CFFP: n/a		FFY of Grant: 2013 FFY of Grant Approval: 2013	
Type of Grant ☐ Original Annual Statement ☐ Performance and Evaluation Report for Period Ending:					
☐ Reserve for Disasters/Emergencies ☒ Revised Annual Statement (revision no: 1) ☒ Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost	Revised ¹	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of lines 2 - 19)	\$ 52,176.00	\$ 43,480.00	\$ 43,480.00	\$ 43,480.00
21	Amount of Line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director Richard C. Gentry, President & Chief Executive Officer		Signature of Public Housing Director 		Date: 4/14/2014	

¹ To be completed for the Performance and Evaluation Report

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement

³ PHAs with under 250 units in management may use 100% of CFFP Grants for Operations

⁴ RHF funds shall be included here



Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

Part I: Summary		Grant Type and Number		FFY of Grant: 2013	
PHA Name: San Diego Housing Commission		Capital Fund Program Grant No: CA16P063-501-13		FFY of Grant Approval: 2013	
		Replacement Housing Factor Grant No.: n/a			
		Date of CFP: n/a			
Type of Grant		Reserve for Disasters/Emergencies		Revised Annual Statement (revision no. 1)	
☐ Original Annual Statement		☐ Reserve for Disasters/Emergencies		☐ Final Performance and Evaluation Report	
☐ Performance and Evaluation Report for Period Ending:					
Line	Summary by Development Account	Total Estimated Cost	Revised ¹	Obligated	Expended
		Original			
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ²	\$ 2,608.80	\$ 43,480.00	\$ 43,480.00	\$ 43,480.00
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)	\$ 5,217.60	-		
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement	\$ 30,000.00	\$ -		
10	1460 Dwelling Structures	\$ 14,349.60	\$ -		
11	1465.1 Dwelling Equipment - Non-expendable				
12	1470 Non-Dwelling Structures				
13	1475 Non-Dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

¹ To be completed for the Performance and Evaluation Report

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement

³ PHAs with under 250 units in management may use 100% of CFP Grants for Operations

⁴ RHF funds shall be included here

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

form HUD-50075.1 (4/2008)



Actual Modernization Cost Certificate

U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577-0157 (ex. 01/31/2014)

Comprehensive Improvement Assistance Program (CIAP)
Comprehensive Grant Program (CGP)

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HA Name:	Modernization Project Number:
SAN DIEGO HOUSING COMMISSION	CA16P063-501-12

The HA hereby certifies to the Department of Housing and Urban Development as follows:

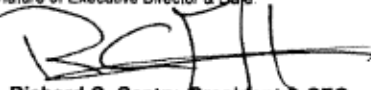
1	That the total amount of Modernization Cost (herein called the "Actual Modernization Cost") of the Modernization Grant is as shown below:	
A	Original Funds Approved	\$ 53,776.00
B	Funds Disbursed	\$ 53,776.00
C	Funds Expended (Actual Modernization Cost)	\$ 53,776.00
D	Amount to be Recaptures (A - C)	\$ -
E	Excess of Funds Disbursed (B - C)	\$ -

- That all modernization work in connection with the Modernization Grant has been completed;
- That the entire Actual Modernization Cost or liabilities therefore incurred by the HA have been fully paid;
- That there are no undischarged mechanics', laborers', contractors', or material-men's liens against such modernization work on file in any public office where the same should be filed in order to be valid against such modernization work, and
- That the time in which such liens could be filed has expired.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties (18 U.S.C. 1001, 1010, 1012, 31 U.S.C. 3729, 3802).

Signature of Executive Director & Date:

X 
Richard C. Gentry, President & CEO

June 16, 2014

For HUD Use Only

The Cost Certificate is approved for audit:

Approved for Audit (Director, Office of Public Housing / ONAP Administrator)

Date

X

The audited costs agree with the costs shown above: Verified. (Designated HUD Official)

Date

X

Approved (Director, Office of Public Housing / ONAP Administrator)

Date

X

Form HUD-53001 (10/96)

ref Handbooks 7485 1 & 1



Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

Part I: Summary		Grant Type and Number		FFY of Grant: 2012	
PHA Name: San Diego Housing Commission		Capital Fund Program Grant No. CA16P03-501-12		Replacement Housing Factor Grant No. n/a	
Type of Grant		Original		Revised	
☐ Original Annual Statement ☐ Performance and Evaluation Report for Period Ending:		☐ Reserve for Disaster/Emergencies ☒ Final Performance and Evaluation Report		☐ Revised Annual Statement (revision no.1) ☒ Final Performance and Evaluation Report	
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFF Funds				
2	1406 Operations	\$ 2,689.00	\$ 2,689.00	\$ 2,689.00	\$ 2,689.00
3	1408 Management Improvements				
4	1410 Administration	\$ 5,378.00	\$ 5,378.00	\$ 5,378.00	\$ 5,378.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	\$ 45,709.00	\$ 30,000.00	\$ 30,000.00	\$ 30,000.00
11	1465 1 Dwelling Equipment - Non-expendable		\$ 15,709.00	\$ 15,709.00	\$ 15,709.00
12	1470 Non-Dwelling Structures				
13	1475 Non-Dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495 1 Relocation Costs				
17	1499 Development Activities				
18a	1501 Collaboration or Debt Service				
18b	9900 Collaboration or Debt Service paid Via System of Direct Payment				
19	1502 Contingency				
20	Amount of Annual Grant (sum of lines 2 - 19)	\$ 53,776.00	\$ 53,776.00	\$ 53,776.00	\$ 53,776.00
21	Amount of Line 20 Related to LBP Activities				
22	Amount of Line 20 Related to Section 504 Compliance				
23	Amount of Line 20 Related to Security - Soft Costs				
24	Amount of Line 20 Related to Security - Hard Costs				
25	Amount of Line 20 Related to Energy Conservation Measures				
Signature of Executive Director		Signature of Public Housing Director		Date:	
Richard C. Gentry, President & Chief Executive Officer				June 16, 2014	

form HUD 50075.1 (4/2008)

U S Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

PHA Name: San Diego Housing Commission			Grant Type and Number Capital Fund Program Grant No. CA16P063-501-12 Replacement Housing Units Grant No. n/a		Federal FY of Grant: 2012			
Development Number Name/PHA Wide Activities	General Description of Major Work Categories	Dev. Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
MTW Agency-Wide CA16P063-501-12	a) Building and Site Improvement (AMIP?); <i>Selective exterior utility door replacements where existing doors have rusted or otherwise been damaged</i>	1430	1 Site	\$ 45,709.00	\$ 30,000.00	\$ 30,000.00	\$ 30,000.00	Completed
		1460	1 Site		\$ 5,709.00	\$ 5,709.00	\$ 5,709.00	Completed
		1460	1 Site		\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	Completed
		1460	1 Site		\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	Completed
		1410		\$ 5,378.00	\$ 5,378.00	\$ 5,378.00	\$ 5,378.00	Completed
PHA Wide Administration	a) Administration	1406		\$ 2,689.00	\$ 2,689.00	\$ 2,689.00	\$ 2,689.00	Completed
PHA Wide Operations	a) Operations							Completed



Actual Modernization Cost Certificate

U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577-0157 (ex. 01/31/2014)

Comprehensive Improvement Assistance Program (CIAP)
Comprehensive Grant Program (CGP)

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HA Name: SAN DIEGO HOUSING COMMISSION	Modernization Project Number: CA16-P063-501-11
The HA hereby certifies to the Department of Housing and Urban Development as follows:	
1. That the total amount of Modernization Cost (herein called the "Actual Modernization Cost") of the Modernization Grant is as shown below:	
A.	Original Funds Approved \$ 26,018.00
B.	Funds Disbursed \$ 26,018.00
C.	Funds Expended (Actual Modernization Cost) \$ 26,018.00
D.	Amount to be Recaptures (A - C) \$ -
E.	Excess of Funds Disbursed (B - C) \$ -

- That all modernization work in connection with the Modernization Grant has been completed;
- That the entire Actual Modernization Cost or liabilities therefore incurred by the HA have been fully paid;
- That there are no undischarged mechanics', laborers', contractors', or material-men's liens against such modernization work on file in any public office where the same should be filed in order to be valid against such modernization work; and
- That the time in which such liens could be filed has expired.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

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Signature of Executive Director & Date:

X 
Richard C. Gentry, President & CEO

For HUD Use Only

The Cost Certificate is approved for audit:

Approved for Audit (Director, Office of Public Housing / ONAP Administrator)

Date:

X

The audited costs agree with the costs shown above: Verified: (Designated HUD Official)

Date:

X

Approved: (Director, Office of Public Housing / ONAP Administrator)

Date:

X

form HUD-53001 (10/96)

ref Handbooks 7485.1 & 1



Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

Part I: Summary		Grant Type and Number	FFY of Grant: 2011
FHIA Name: San Diego Housing Commission		Capital Fund Program Grant No. CA16P063-501-11	FFY of Grant Approval: 2011
Type of Grant		Replacement Housing Factor Grant No. n/a	
☐ Original Annual Statement ☐ Performance and Evaluation Report for Period Ending:		☐ Revised Annual Statement (revision no.:) ☒ Final Performance and Evaluation Report	
Line	Summary by Development Account	Original	Revised
1	Total non-CTF Funds		
2	1406 Operations	\$ 1,300.90	\$ 1,300.90
3	1408 Management Improvements		
4	1410 Administration	\$ 2,601.80	\$ 2,601.80
5	1411 Audit		
6	1415 Liquidated Damages		
7	1430 Fees and Costs		
8	1440 Site Acquisition		
9	1450 Site Improvement	\$ 12,115.30	\$ 12,115.30
10	1460 Dwelling Structures	\$ 10,000.00	\$ 10,000.00
11	1465.1 Dwelling Equipment - Non-expendable		
12	1470 Non-Dwelling Structures		
13	1475 Non-Dwelling Equipment		
14	1485 Demolition		
15	1490 Moving to Work Demonstration		
16	1495.1 Relocation Costs		
17	1499 Development Activities		
18a	1501 Collateralization or Debt Service		
18b	9900 Collateralization or Debt Service paid Via System of Direct Payment		
19	1502 Contingency		
20	Amount of Annual Grant (sum of lines 2 - 19)	\$ 26,018.00	\$ 26,018.00
21	Amount of Line 20 Related to LBP Activities		
22	Amount of line 20 Related to Section 504 compliance		
23	Amount of line 20 Related to Security - Soft Costs		
24	Amount of line 20 Related to Security - Hard Costs		
25	Amount of line 20 Related to Energy Conservation Measures		
Signature of Executive Director		Signature of Public Housing Director	
Date: 07/25/13		Date:	
Richard C. Gentry, President & Chief Executive Officer			

form HUD 50075.1 (4/2008)

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

[illegible]

Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.



U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

Part II: Supporting Pages										
PHA Name: San Diego Housing Commission										
Development Number Name/PHA-Wide Activities		General Description of Major Work Categories	Grant Type and Number Capital Fund Program Grant No. CA10P03-301-11 Replacement Housing Factor Grant No. N/A		CFEP (Yes/No): No		Federal FY of Grant: 2011			
			Dev. Account No.	Quantity	Total Estimated Cost			Total Actual Cost		Status of Work
					Original	Revised	Funds Obligated	Funds Expended		
		a) Site Improvement: Exterior Building and Site Modifications to Improve Accessibility (AMP7)	1450	1 Site	\$ 12,115.30		\$ 12,115.30	\$ 12,115.30	Completed	
		Parking Lot Modifications								
		Wheelchair Ramp & Handrail Installation								
		b) Dwelling Structure: Interior Building Modifications to Improve Accessibility Interior Modification to Restroom and Entry Doors	1460	1 Structure	\$ 10,000.00		\$ 10,000.00	\$ 10,000.00	Completed	
PHA Wide Administration		a) Administration	1410		\$ 2,601.80		\$ 2,601.80	\$ 2,601.80	Completed	
PHA Wide Operations		a) Operations	1406		\$ 1,300.90		\$ 1,300.90	\$ 1,300.90	Completed	
					\$ 26,018.00					



Actual Modernization Cost Certificate

U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577-0157 (exp. 01/31/2014)

Comprehensive Improvement Assistance Program (CIAP)
Comprehensive Grant Program (CGP)

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HA Name: SAN DIEGO HOUSING COMMISSION	Modernization Project Number: CA16-P063-501-10
---	--

The HA hereby certifies to the Department of Housing and Urban Development as follows:

1. That the total amount of Modernization Cost (herein called the "Actual Modernization Cost") of the Modernization Grant, is as shown below:

A. Original Funds Approved	\$ 30,742.00
B. Funds Disbursed	\$ 30,742.00
C. Funds Expended (Actual Modernization Cost)	\$ 30,742.00
D. Amount to be Recaptured (A-C)	\$ 0.00
E. Excess of Funds Disbursed (B-C)	\$0.00

2. That all modernization work in connection with the Modernization Grant has been completed;

3. That the entire Actual Modernization Cost or liabilities therefor incurred by the HA have been fully paid;

4. That there are no undischarged mechanics', laborers', contractors', or material-men's liens against such modernization work on file in any public office where the same should be filed in order to be valid against such modernization work; and

5. That the time in which such liens could be filed has expired.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Signature of Executive Director & Date:

X

Richard C. Gentry, President and Chief Executive Officer

03-07-13

For HUD Use Only

The Cost Certificate is approved for audit:

Approved for Audit (Director, Office of Public Housing / ONAP Administrator)

Date:

X

The audited costs agree with the costs shown above:

Verified: (Designated HUD Official)

Date:

X

Approved: (Director, Office of Public Housing / ONAP Administrator)

Date:

X

form HUD-53001 (10/96)
ref Handbooks 7485.1 & 3



U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

Part I: Summary		Grant Type and Number	FFY of Grant: 2010
FHIA Name: San Diego Housing Commission		Capital Fund Program Grant No: CA16P063-501-10	FFY of Grant Approval: 2010
		Replacement Housing Factor Grant No: u/a	
☐ Original Annual Statement ☒ Performance and Evaluation Report for Period Ending:			
Type of Grant		☐ Reserve for Disasters / Emergencies ☒ Final Performance and Evaluation Report	
Line	Summary by Development Account	Original	Revised
1	Total non-CFP Funds		
2	1406 Operations	\$ 1,537.00	\$ 1,537.00
3	1408 Management Improvements		
4	1410 Administration	\$ 3,074.00	\$ 3,074.00
5	1411 Audit		
6	1415 Liquidated Damages		
7	1420 Fees and Costs		
8	1440 Site Acquisition		
9	1450 Site Improvement	\$ 26,131.00	\$ 26,131.00
10	1460 Dwelling Structures		
11	1465.1 Dwelling Equipment - Non-expendable		
12	1470 Non-Dwelling Structures		
13	1475 Non-Dwelling Equipment		
14	1485 Demolition		
15	1492 Moving to Work Demonstration		
16	1495.1 Relocation Costs		
17	1499 Development Activities		
18a	1501 Collateralization or Debt Service		
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment		
19	1502 Contingency		
20	Amount of Annual Grant: (sum of lines 2 - 19)	\$ 30,742.00	\$ 30,742.00
21	Amount of Line 20 Related to LBP Activities		
22	Amount of line 20 Related to Section 504 compliance		
23	Amount of line 20 Related to Security - Soft Costs		
24	Amount of line 20 Related to Security - Hard Costs		
25	Amount of line 20 Related to Energy Conservation Measures		
Signature of Executive Director Richard C. Gentry, President & Chief Executive Officer		Signature of Public Housing Director Date: March 7, 2013	

form HUD 50075.1 (4/2008)



Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

Part II: Supporting Pages		Grant Type and Number		Capital Fund Program Grant No.: CA16P03-501-10		CEFP (Year/No) No		Federal FY of Grant: 2010	
PHA Name: San Diego Housing Commission		Replacement Housing Factor Grant No.							
Development Number	General Description of Major Work Categories	Dev. Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
Name/PHA-Wide Activities				Original	Revised	Funds Obligated	Funds Expended		
n) Site Improvements:		1450	1 Site	\$ 26,131.00		\$ 26,131.00	\$ 26,131.00	Completed	
	Parking Lot Upgrades (AMP7)								
	ADA Ramps								
	Asphalt paving modifications								
	Landscape grading								
	Parking swales								
a) Administration		1410		\$ 3,074.00		\$ 3,074.00	\$ 3,074.00	Completed	
b) Operations		1406		\$ 1,537.00		\$ 1,537.00	\$ 1,537.00	Completed	
PHA Wide Administration									
PHA Wide Operations									

\$ 30,742.00

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

[illegible]



Actual Modernization Cost Certificate

U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577-0157 (ex. 01/31/2014)

Comprehensive Improvement Assistance Program (CIAP)
Comprehensive Grant Program (CGP)

Public reporting burden for this collection of information is estimated to average 2 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Reports Management Officer, Paperwork Reduction Project (2577-044 and 0157), Office of Information Technology, U.S. Department of Housing and Urban Development, Washington, D.C. 20410-3800. This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless that collection displays a valid OMB control number.

Do not send this form to the above address.

This collection of information requires that each Housing Authority (HA) submit information to enable HUD to initiate the fiscal closeout process. The information will be used by HUD to determine whether the modernization grant is ready to be audited and closed out. The information is essential for audit verification and fiscal close out. Responses to the collection are required by regulation. The information requested does not lend itself to confidentiality.

HA Name:	SAN DIEGO HOUSING COMMISSION		Modernization Project Number:	CA16P063-502-07	
The HA hereby certifies to the Department of Housing and Urban Development as follows:					
1. That the total amount of Modernization Cost (herein called the "Actual Modernization Cost") of the Modernization Grant is as shown below:					
A.	Original Funds Approved	\$	820,587.00		
B.	Funds Disbursed	\$	820,587.00		
C.	Funds Expended (Actual Modernization Cost)	\$	820,587.00		
D.	Amount to be Recaptures (A - C)	\$	-		
E.	Excess of Funds Disbursed (B - C)	\$	-		

- That all modernization work in connection with the Modernization Grant has been completed;
- That the entire Actual Modernization Cost or liabilities therefore incurred by the HA have been fully paid;
- That there are no undischarged mechanics', laborers', contractors', or material-men's liens against such modernization work on file in any public office where the same should be filed in order to be valid against such modernization work; and
- That the time in which such liens could be filed has expired.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties (18 U.S.C. 1001, 1010, 1012, 31 U.S.C. 3729, 3802).

Signature of Executive Director & Date

X

Richard C. Gentry, President & CEO

June 16, 2014

For HUD Use Only

The Cost Certificate is approved for audit:		Date
Approved for Audit (Director, Office of Public Housing / ONAP Administrator)		
X		
The audited costs agree with the costs shown above: Verified (Designated HUD Official)		Date
Approved: (Director, Office of Public Housing / ONAP Administrator)		
X		

form HUD-53001 (10/06)
ref Handbooks 7485 1 & 1



Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary		PHA Name: San Diego Housing Commission		Grant Type and Number Capital Fund Program Grant No. CA16P063-502-07 Date of CFFP: n/a		Replacement Housing Factor Grant No.: n/a		FFY of Grant: 2007 FFY of Grant Approval: 2007	
Type of Grant ☐ Original Annual Statement ☐ Performance and Evaluation Report for Period Ending									
☐ Reserve for Disasters / Emergencies ☒ Revised Annual Statement (revision no. 3) ☒ Final Performance and Evaluation Report									
Line	Summary by Development Account	Total Estimated Cost			Total Actual Cost			Obligated	Expended
		Original	Revised						
1	Total non-CFP Funds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2	1406 Operations	\$ -	\$ 164,117.00	\$ -	\$ 164,117.00	\$ -	\$ 164,117.00	\$ -	\$ 164,117.00
3	1408 Management Improvements	\$ -	\$ 25,738.22	\$ -	\$ 25,738.22	\$ -	\$ 25,738.22	\$ -	\$ 25,738.22
4	1410 Administration	\$ -	\$ 82,059.00	\$ -	\$ 82,059.00	\$ -	\$ 82,059.00	\$ -	\$ 82,059.00
5	1411 Audit	\$ -	\$ 40,000.00	\$ -	\$ 40,000.00	\$ -	\$ 40,000.00	\$ -	\$ 40,000.00
6	1415 Liquidated Damages	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
7	1430 Fees and Costs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
8	1440 Site Acquisition	\$ -	\$ 51,000.00	\$ -	\$ 51,000.00	\$ -	\$ 51,000.00	\$ -	\$ 51,000.00
9	1450 Site Improvement	\$ -	\$ 308,725.39	\$ -	\$ 311,725.39	\$ -	\$ 311,725.39	\$ -	\$ 311,725.39
10	1460 Dwelling Structures	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
11	1465.1 Dwelling Equipment - Non-expendable	\$ -	\$ 82,838.74	\$ -	\$ 82,838.74	\$ -	\$ 82,838.74	\$ -	\$ 82,838.74
12	1470 Non-Dwelling Structures	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
13	1475 Non-Dwelling Equipment	\$ -	\$ 66,108.65	\$ -	\$ 66,108.65	\$ -	\$ 66,108.65	\$ -	\$ 66,108.65
14	1485 Demolition	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
15	1492 Moving to Work Demonstration	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
16	1495.1 Relocation Costs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
17	1499 Development Activities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
18a	1501 Collateralization or Debt Service	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
19	1502 Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
20	Amount of Annual Grant (sum of lines 2 - 19)	\$ -	\$ 820,587.00	\$ -	\$ 820,587.00	\$ -	\$ 820,587.00	\$ -	\$ 820,587.00
21	Amount of Line 20 Related to LBP Activities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
22	Amount of line 20 Related to Section 504 compliance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
23	Amount of line 20 Related to Security - Soft Costs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
24	Amount of line 20 Related to Security - Hard Costs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
25	Amount of line 20 Related to Energy Conservation Measures	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Signature of Executive Director		Date: June 16, 2014			Signature of Public Housing Director				
Richard C. Gentry, President & Chief Executive Officer									



Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

Expires 4/30/2011

Part II: Supporting Pages									
PHA Name: San Diego Housing Commission									
Development Number/PHA Wide Activities		General Description of Major Work Categories		Grant Type and Number Capital Fund Program Grant No. CA10P003-502-07 Replacement Housing Factor Grant No. 204		CFPP (Yes/No) No		Federal FY of Grant 2007 (B) Final Annual Statement (revision no. 3)	
				Dev. Account No.		Quantity		Total Estimated Cost	



Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor and
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 U.S. Department of Housing and Urban Development
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 Expires 4/30/2011

Part II Supporting Pages		Grant Type and Number		Federal FY of Grant: 2007		Final Annual Statement (revision no. 3)	
PHA Name: San Diego Housing Commission		Capital Fund Program Grant No. CA16P063-502-07	CFPP (Yes/No): No	Original	Revised	Funds Obligated	Funds Expended
Development Number/PHA Wide Activities	General Description of Major Work Categories	Dev. Account No.	Quantity	Total Estimated Cost		Total Actual Cost	
				Original	Revised	Funds Obligated	Funds Expended
AMP 3 & AMP 8	ADMINISTRATION DR44P: Voucher No. 092-671412 SDHC Administration Draw DR44P: Voucher No. 092-667014 SDHC Administration Draw DR44P: Voucher No. 092-671305 SDHC Administration Draw DR44P: Voucher No. 092-661267 SDHC Administration Draw DR44P: Voucher No. 092-710322 SDHC Administration Draw DR44P: Voucher No. 092-711842 SDHC Administration Draw DR44P: Voucher No. 092-714301 SDHC Administration Draw	1410	2 sites	\$ 82,059.00	\$ 84,168.00	\$ 84,168.00	\$ 84,168.00
							Line item 1410 Administration has not yet been fully obligated or expended As of 03-04-14 line item 1410 Administration had a total remaining balance of \$26,633.46 in eOCCS. This amount was drawn down in two separate vouchers on 03-19-14 in the amount of \$14,793.64 and on 04-01-14 in the amount of \$10,839.82 In the attached Budget Adjustment Request, the Estimated Cost is revised upwards by \$2,309.00. The revised Estimated Cost and revised obligation of \$84,168.00 is reflected in this revised Annual Statement/Performance and Evaluation Report (form HUD 50075.1)
PHA WIDE ADMINISTRATION	AUDIT DR44P: Voucher No. 092-695148 The Raznik Group P.C. Audit Services for Capital Fund Grant Actual Modernization Cost Certificates (AMCC) Grants Audited CA16P063-501-02 (\$5,000.00) CA16P063-501-03 (\$5,000.00) DR44P: Voucher No. 092-710322 The Raznik Group P.C. Audit Services for Capital Fund Grant AMCCs Grants Audited CA16P063-501-05 (\$5,000.00) CA16P063-501-09 (\$5,000.00) CA16P063-501-09 (\$5,000.00)	1411	2 sites	\$ 40,000.00	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00
							The SDHC staff obligated \$40,000.00 to this line item in error in Revision #2 The audit cost for each Actual Modernization Cost Certificate (AMCC) is \$5,000.00 each. As of this date, the Raznik Group has audited a total of five AMCC certificates under this line item, totaling \$25,000.00. This amount has been drawn-down in eOCCS as of this date. No further audits will be completed prior to our expenditure deadline. As such, our actual total audit costs are anticipated to be only \$25,000.00. The obligated portion of line item no. 1411 is decreased in the attached Budget Adjustment Request Worksheet by \$15,000.00 and in this revised Annual Statement/Performance and Evaluation Report (form HUD 50075.1)

form HUD-50075.1 (4/2004)



Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor and
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U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
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Part II. Supporting Pages		Grant Type and Number		Federal FY of Grant		Status of Work	
PHA Name: San Diego Housing Commission		Capital Fund Program Grant No. C-410P03-502-07		2007		(B) Final Annual Statement (revision no. 3)	
Development Number/Name/PIA Wide Activities		Replacement Housing Factor Grant No. n/a		CFFP (Yes/No) No			
Development Number/Name/PIA Wide Activities	General Description of Major Work Categories	Dev. Account No.	Quantity	Total Estimated Cost		Total Actual Cost	
				Original	Revised	Funds Obligated	Funds Expended
PIA WIDE ADMINISTRATION	FEES AND COSTS (Devotees & Spaul LLP)	1430	1 site	\$ -	\$ -	\$ -	-
The SDHC staff obligated \$100,000.00 to line item 1430 Fees and Costs in Revision #2, while at the same time erroneously reversing the Estimated Cost to \$0.00. Although the SDHC did anticipate legal fees in this amount under an existing contract with Christensen & Spaul LLP, no legal fees were actually incurred relative to this grant. As our actual, total Fees and Costs are anticipated to be zero, the Obligated column for line item no. 1430 is shown as \$0.00 in the attached Budget Adjustment Request Worksheet and in this revised Annual Statement / Performance and Evaluation Report (form HUD-50075.1)							
PIA WIDE ADMINISTRATION	SITE ACQUISITION DRAIR: Voucher No. 892-60917 Project Design Consultants NDCE-10-1 Civil Engineering / Land Surveying Services Total Payments \$22,500.00 DRAIR: Voucher No. 892-61112 Landscape Planning and Engineering NDCE-10-1 Civil Engineering / Land Surveying Services Total Payments \$20,400.00 plus \$8,100.00 equal \$28,500.00	1440	1 site	\$ 51,000.00	\$ 51,000.00	\$ 51,000.00	\$ 51,000.00
The SDHC staff obligated \$75,000.00 to line item 1440 Site Acquisition in Revision #2 based on two separate contracts for \$37,500.00 each. The total actual expenses were only \$51,000.00. As a result, there is an excess obligation of \$24,000.00 that will not be spent. The obligation column on line item No. 1440 is revised to \$51,000.00 in the attached Budget Adjustment Request Worksheet and in this revised Annual Statement / Performance and Evaluation Report (form HUD-50075.1)							



Annual Statement/Performance and Evaluation Report
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U.S. Department of Housing and Urban Development
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Expires 4/30/2011

Expires 4/30/2011

Part II. Supporting Pages PHA Name San Diego Housing Commission		Grant Type and Number Capital Fund Program Grant No. CA16P003-502-07 Replacement Housing Factor Grant No. 204		CFPP (Yes/No) No		Federal FY of Grant 2007 Final Annual Statement (revision no. 3)			
Development Number Name/PHA Wide Activities	General Description of Major Work Categories	Dev. Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised	Funds Obligated	Funds Expended		
AMP 7 & AMP 8	SITE IMPROVEMENTS <u>DE&M: Voucher No. 092-668617</u> Fondry Construction C1-12-07 Lease Office Parking Lot Access Upgrades at VLC Apartments Total Payments \$74,214.00 Benchmark Landscape MP-12-14 Infill Planting at 325 - 425 So. 33rd Street Total Payments \$15,076.00 AAMCO Fence, Inc. MP-12-20 Fence Installation at 2052 - 2098 VLC Total Payments \$15,974.00 <u>DE&M: Voucher No. 092-652729</u> C&I Roofing MP-12-24 Roof Replacement at 325 - 415 So. 33rd Street Total Payments \$44,741.00 <u>DE&M: Voucher No. 092-679654</u> Ramona Paving C1-13-05 Removal and Replacement of Asphalt Concrete Parking Lot at 2052 - 2098 VLC Total Payments \$158,700.00 <u>DE&M: Voucher No. 092-720649</u> Landscape Improvements Co. Total Payments \$3,000.39	1450	2 units	\$ 308,725.39	\$ 311,725.39	\$ 311,725.39	\$ 311,725.39	The obligation column on line item No. 1450 is increased in the attached Budget Adjustment Worksheet by \$3,000.00. This is also reflected in this revised Annual Statement - Performance and Evaluation Report (form HUD 58075.1) The SDHC is anticipating full expenditure of the remaining \$3,000.39 on or before July 14, 2014	
AMP 7	DWELLING STRUCTURES <u>DE&M: Voucher No. 092-718677</u> GT Doors, Inc. CS-14-07 Site Improvements at Via Las Cumbres	1460	1 unit	\$ -	\$ 39,691.00	\$ 39,691.00	\$ 39,691.00	Line item 1460 Dwelling Structures represents a new budget amount and obligation amount in the attached Budget Adjustment Worksheet. This contract has been fully obligated but no funds have been expended to date. The SDHC is anticipating full expenditure of the obligated \$39,691.00 on or before July 14, 2014	



Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

Part II Supporting Pages
PHA Name: San Diego Housing Commission

Expires 4/30/2011

Developmental Number/PHA Wide Activities	General Description of Major Work Categories	Dev. Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
AMP 7	DWELLING EQUIPMENT - NON-EXPENDABLE DR641P: Voucher No. 092-631413 Downsized Ford Vehicle Purchase for Vista Verde's Site DR641P: Voucher No. 092-665617 The Home Depot Supply Appliances purchase for the Via Las Cumbres Site	1465.1	1 site	\$ 82,838.74	\$ 53,344.99	\$ 53,344.99	\$ 53,344.99	Line item 1465.1 Dwelling Equipment - Non-expendable was obligated in Revision #2 in the amount of \$82,497.54 based on the purchase contract for the vehicle (827,493.75) and the purchase order for appliances (\$55,003.79). Upon later review, it was determined that the funds for the vehicle should have been accounted for in Line 1475. As such, the obligated amount for line item 1465.1 needs to be decreased by \$27,493.75 and this same amount needs to be added to Line item 1475. The cost for the appliances was not \$55,003.79 as per the purchase order, but was \$55,344.99 based on actual invoices—an increase of \$341.20. As a result of the two changes noted above, the total obligated amount for line item 1465.1 is revised to \$55,344.99 in the attached Budget Adjustment Request Worksheet as well as in this revised Annual Statement / Performance and Evaluation Report. NOTE: dLOCCS currently shows a remaining balance on this line item of \$27,493.75. This is equal to the vehicle cost which was drawn down on Voucher 092-631413. We suspect that this expense has already been moved to 1475 in dLOCCS, but we can find no documentation of a prior request to move this expense. PLEASE CONFIRM.
AMP 7	NON-DWELLING EQUIPMENT DR641P: Voucher No. 092-649617 GMBI APT Manager's Office Furniture - Quotation No. 76736 Total Payments: \$10,556.51 GMBI Manager's Office and Community Room - Quotation No. 76738 Total Payments: \$22,241.15 Apple, Inc. Computer Hardware - Invoice No. 4204977981 Total Payments: \$3,130.99 DR641P: Voucher No. 092-631413 Downsized Ford Vehicle Purchase for Vista Verde's Site	1475	1 site	\$ 66,108.65	\$ 63,602.40	\$ 63,602.40	\$ 63,602.40	Voucher No. 092-649617: SDHC staff erroneously obligated \$13,470.38 to line item 1475 Non-Dwelling Equipment in Revision #2, while at the same time revising the Estimated Cost to \$36,108.65—a difference of \$2,638.27. Voucher No. 092-631413: The obligation for this expense was entered in Revision #2 under line item #1465.1 in the amount of \$27,493.75. Upon later review, it was determined that the funds for the vehicle should have been accounted for in Line 1475. As a result of the two changes noted above, the total obligated amount for line item 1475 is revised to \$63,602.40 in the attached Budget Adjustment Request Worksheet as well as in this revised Annual Statement / Performance and Evaluation Report.

GRAND TOTAL \$ 820,587.00 \$ 820,587.00 \$ 820,587.00 \$ 820,587.00

Form HUD-50075.1 (4-2008)



APPENDIX D

NON-MTW RELATED SDHC INFORMATION

In addition to MTW initiatives, the San Diego Housing Commission (SDHC) engages in ongoing activities to help to create safer, quality living environments for low-income residents of SDHC-owned properties and older homes in the City of San Diego, where lead-based paint may be present. This report updates the status of SDHC programs previously detailed in SDHC's Fiscal Year 2013 MTW Annual Report.

Smoke-Free Policy

SDHC adopted a Smoke-Free Policy for all SDHC-owned apartment buildings that will take effect on February 1, 2014.

SDHC's Smoke-Free Policy received unanimous approval on June 11, 2013, from the San Diego City Council, sitting as the Housing Authority of the City of San Diego.

SDHC-owned apartments provide affordable homes for low-income San Diegans.

Before moving forward with the policy, SDHC surveyed tenants, and a majority who responded to the survey said they prefer a smoke-free living environment.



The new Smoke-Free Policy prohibits smoking anywhere at SDHC-owned residential properties.

The new Smoke-Free Policy prohibits smoking anywhere at SDHC-owned residential properties, which include more than 2,000 affordable housing units. Smoking lighted pipes, cigars or cigarettes of any kind, including electronic cigarettes and cigarettes made from any weed or plant, is not permitted.

Smoking is not allowed in individual apartments or within 25 feet of the buildings. The policy applies to residents, their guests, and SDHC employees or contractors working on-site.

In addition to protecting tenants' health, the Smoke-Free Policy is also expected to reduce maintenance costs for SDHC.

A 2009 study based on surveys of housing authorities and subsidized housing facilities in New England determined the average cost of rehabilitating a nonsmoking residential unit was \$560. But the cost of rehabilitating a unit where light smoking occurred was \$1,810. The rehabilitation cost for a unit with heavy smoking was \$3,515. The data were collected and reported by Smoke-Free Housing New England.

SDHC's new policy also achieves an objective of the U.S. Department of Housing and Urban Development (HUD).

HUD issued a notice on July 17, 2009, that strongly encouraged public housing authorities in the United States to implement nonsmoking policies at some or all of their properties. HUD reissued the notice on May 29, 2012.

On February 1, 2013, SDHC began using a lease addendum to prepare tenants for the potential implementation of the Smoke-Free Policy. The addendum notified new tenants and residents who were renewing their leases that SDHC may be implementing a Smoke-Free Policy in the future.



Green Physical Needs Assessment

HUD began the process of requiring public housing agencies in 2012 to conduct Green Physical Needs Assessments (GPNA) to better determine what capital funds they may need and better plan for the next 20 years. These assessments also must follow standards for including energy conservation measures.

Although SDHC has only 76 public housing units, SDHC is assessing its entire real estate portfolio.

The GPNA is expected to be completed in January 2014.

This GPNA will allow SDHC to make long-term strategic planning decisions to preserve existing real estate assets.

On May 10, 2013, the SDHC Board of Commissioners approved a contract with EMG Corporation to conduct the GPNA for SDHC's real estate portfolio.

The GPNA began in October 2013 with three properties that are representative of small, medium and large properties in SDHC's portfolio.

Lead Testing and Remediation

SDHC continues to work to help low-income parents in older neighborhoods in the City of San Diego learn whether their homes pose a threat of lead poisoning to their children and, if necessary, remove lead-based paint to create a safe environment.

A \$2.48 million grant that HUD awarded to SDHC on March 23, 2012, allows SDHC's "Home Safe Home" program to conduct blood-lead level testing community events to detect whether children have high levels of lead in their blood.

Blood-lead levels can be detected easily with noninvasive portable Lead Care II blood analyzers bought by SDHC in 2010. The blood analyzers require only a small pinprick to a child's finger and provide results within three minutes.



*SDHC Blood-Lead Level Testing
King-Chavez Primary Academy, 2.26.13*

SDHC's "Home Safe Home" program collaborates with the Environmental Health Coalition and La Maestra Community Clinics to conduct blood-lead level testing events each year.

From April 28, 2010, through February 26, 2013, SDHC's "Home Safe Home" program and its partners tested a total of 646 children at eight community events, with 13 testing positive for high lead levels.

These children were referred for additional medical evaluation and treatment.

The grant also enables the "Home Safe Home" program to eliminate lead-based paint hazards in 135 homes over a three-year period.

The grant funds provide \$10,000 for single-family homes and \$5,000 for each multifamily unit. Much of the cost is attributable to special precautions during removal, taken to prevent any risk from dust.

Grants from HUD fund SDHC's "Home Safe Home" program, which is overseen by SDHC's Real Estate Division. Since 2002, SDHC has received \$22.47 million in grants.



HUD Lead-Based Paint Hazard Control Grants	
GRANT YEAR	GRANT AMOUNT
2002	\$1.89 million
2005	\$7.0 million
2008	\$7.0 million
2010	\$4.1 million
2012	\$2.48 million
TOTAL	\$22.47 million



SDHC "Home Safe Home" News Conference June 14, 2012

BLOOD TESTING EVENTS SINCE APRIL 28-29, 2010			
Location	Date	Children Tested	Tested Positive for Elevated Blood-Lead Level
Sherman Heights Community Center	April 28-29, 2010	128	4
Cherokee Point Elementary School	October 27, 2010	82	1
King-Chavez Primary Academy	April 14, 2011	116	2
Euclid Medical Center	September 17, 2011	24	0
Environmental Health Coalition Health Fair	September 24, 2011	12	0
Fiesta del Sol (Cesar Chavez Park)	August 11, 2012	126	4
National Lead Prevention Week (Neighborhood House Association)	October 25, 2012	79	1
King-Chavez Primary Academy	February 26, 2013	79	1
TOTAL		646	13