



SAN DIEGO
HOUSING
COMMISSION

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San Diego Housing Commission (SDHC) Project-Based Housing Vouchers Overview

Presentation to the SDHC Board of Commissioners
April 6, 2023

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SDHC – Project-Based Housing Vouchers

Introduction

- 17,353 Section 8 Housing Choice Voucher (HCV) rental assistance households (December 31, 2022)
 - Average annual income (HCV Families in Fiscal Year 2022): \$19,960
- Section 8 Waiting List: More than 134,000 families
 - Wait time: Approximately 12 years
- Landlords
 - 5,196 participating landlords in Fiscal Year 2022
 - \$215.2 million paid to landlords on behalf of HCV participants (Fiscal Year 2022)



HCV Participant Gwendolyn



SDHC – Project-Based Housing Vouchers

Introduction (Continued)

- **Project-Based Housing Vouchers (PBVs):** Awarded to specific affordable housing developments to provide rental assistance linked to their units. When a tenant moves on, the rental housing voucher remains with the affordable housing unit to help another household with low income or experiencing homelessness.
- 3,892 PBVs committed
 - 829 for households with low income
 - Households identified from the Project-Based Housing Voucher Waiting List
 - 3,063 for households that experienced homelessness
 - Households identified through the Coordinated Entry System
- Project-Based Housing Voucher Waiting List: More than 108,000 families



SDHC – Project-Based Housing Vouchers

Federal Regulations

- U.S. Department of Housing and Urban Development (HUD) regulations allow:
 - Up to 20% of voucher allocation to be Project-Based Vouchers
 - Additional up to 10% of voucher allocation to be Project-Based Vouchers for specific categories:
 - Households experiencing homelessness
 - Veterans
 - Supportive housing for people who are elderly or have a disability
 - Units located in a low-poverty census tract
 - Maximum of 25% of the units at a specific property, or 25 units, whichever is greater, can have Project-Based Vouchers, unless qualifying families:
 - Are elderly and/or have a disability
 - Receive supportive services



SDHC – Project-Based Housing Vouchers

Typical Public Housing Authorities

- CVR Associates:
 - Historically, housing authorities have not utilized their 20% Project-Based Voucher maximum.
 - Use of Project-Based Vouchers for supportive housing is relatively new.
 - More agencies recently have adopted Housing Opportunities Through Modernization Act (HOTMA) provisions to increase the maximum amount of the voucher allocation that can be designated Project-Based Vouchers.
 - Generally, public housing authorities commit about 10% of their vouchers as Project-Based Vouchers to promote supportive housing.



SDHC – Project-Based Housing Vouchers

Typical Public Housing Authorities

Public Housing Agency	Moving to Work Agency	% of Vouchers as PBVs
SDHC	Yes	24.4%
County of San Diego	No	4.2%
City of Oceanside	No	7%
City of Encinitas	No	0%
City of Carlsbad	No	0%
National City Housing Authority	No	13.2%
Housing Authority of the County of Los Angeles	No	14.6%
Housing Authority of the City of Los Angeles	No	28%
Housing Authority of the County of San Bernardino	Yes	29%
Sacramento Housing and Redevelopment Agency	No	18.3%
Inglewood Housing Authority	No	8%



SDHC – Project-Based Housing Vouchers

Moving to Work (MTW)

- SDHC expanded its use of Project-Based Housing Vouchers in its Fiscal Year 2010 (July 1, 2009 – June 30, 2010) MTW Annual Plan.
- MTW waivers allow SDHC to designate more than 20% of SDHC's voucher allocation as Project-Based Vouchers.
 - Maximum 5% of total vouchers authorized as Project-Based Vouchers per year.
- SDHC also is allowed to designate 100% of subsidized units in a single development as Project-Based Voucher units.



John, San Ysidro Senior Village resident



San Ysidro Senior Village



SDHC – Project-Based Housing Vouchers

Competitive Process

- PBVs are awarded through a competitive process – SDHC’s Capital Funds and Vouchers Notice of Funding Availability (NOFA)
 - Affordable or Permanent Supportive Housing PBVs
 - Must pass two-phase review under NOFA criteria/panel. Requirements include, but not limited to:
 - Demonstrated experience administering vouchers and/or affordable housing
 - Demonstrates voucher need for specific population and funding sources do not create barriers to referral, selection or leasing plan
 - Voucher request in proportion to all units
 - Appropriate location, including proximity to transit, services and amenities
 - Supports SDHC's poverty deconcentration efforts
 - Comprehensive service plan and budget (as applicable)
 - Financial structure and resources support the project and voucher commitment term



SDHC – Project-Based Housing Vouchers Competitive Process (Continued)

- If Permanent Supportive Housing (PSH) PBVs, additional requirements include:
 - Population: Households experiencing homelessness
 - Housing First Principles
 - Supportive Services
 - Homeless Management Information System (HMIS)
 - Coordinated Entry System (CES)



*Keeler Court resident Todd
Veterans Affairs Supportive Housing (VASH) PBV*



SDHC – Project-Based Housing Vouchers

Example: The Orchard at Hilltop



- 111 affordable housing units
 - Individuals and families with income from 30 to 60 percent of San Diego's Area Median Income, currently \$39,050 to \$78,060 per year for a family of four.
- SDHC awarded 25 Project-Based Vouchers
- SDHC awarded \$8.3 million loan
- SDHC authorized \$115 million Multifamily Housing Revenue Bonds



SDHC – Project-Based Housing Vouchers

Example: Ivy Senior Apartments



- 52 affordable housing units for seniors age 55 and older who experienced homelessness
- SDHC awarded 52 Project-Based Vouchers
- SDHC awarded \$3.5 million loan



SDHC – Project-Based Housing Vouchers Funding

- One funding source: SDHC's Project-Based Vouchers are allocated from Section 8 tenant-based voucher funding.
- SDHC conducts an annual analysis to determine how many Project-Based Vouchers SDHC will allocate each year.
- Funding limitations require slowing the pace at which SDHC awards Project-Based Vouchers.
 - Continuing at the previous Project-Based Voucher rate would mean rarely pulling families from the tenant-based voucher waiting list.



Questions & Comments

