



SAN DIEGO  
HOUSING  
COMMISSION

We're About People

# San Diego Housing Commission (SDHC) Section 8 Housing Choice Voucher Program Rental Assistance Division Presentation to the Board of Commissioners May 3, 2019

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# SDHC – Rental Assistance Division

## Overview

- **San Diego Housing Commission**
  - Federal Housing Choice Voucher (HCV) rental assistance is SDHC's largest program.
  - Section 8 HCVs: 15,481
  - Disbursed \$149.7 million in rental assistance payments in Fiscal Year (FY) 2018 (July 1, 2017 – June 30, 2018)
  - 6,047 participating landlords in FY2018
  - 10+ year waiting period for HCV selection
- **Demographics**
  - Average Annual Income (HCV Families): \$19,611
  - 56% of households are elderly or disabled
  - 44% of households are work-able



# SDHC – Rental Assistance Division

## Overview (Continued)

- **Voucher Program Eligibility**

- Must meet SDHC preferences:
  - Live and/or work in the City of San Diego
  - Family: two or more people that include a dependent
  - Single individuals: Single, elderly, veteran or active service person, homeless person with a disability
- Must be within U.S. Department of Housing and Urban Development (HUD) San Diego Area Median Income (AMI) limits
- All adults must pass criminal background check
- Cannot have been terminated for violating any family obligation during a previous participation in HCV program

- **Voucher Issuance**

- A HUD-required briefing must be completed:
  - Review rental assistance program and participant rights & responsibilities



# SDHC – Rental Assistance Division

## Lease-up Process

- **Housing Unit Search**
  - Live anywhere within the City of San Diego
  - Security Deposit Loan Program
  - Landlord/owner is responsible for screening families for suitability
- **Federal Housing Quality Standards (HQS)**
  - The Initial Unit Inspection: Physical inspection of the unit to ensure unit meets HQS to provide “decent, safe, and sanitary” housing.
- **Tenancy Approval & Lease-up**
  - Unit passes inspection and rent is determined “reasonable”
  - Family’s share of rent does not exceed maximum rent threshold
  - SDHC enters into a Housing Assistance Payment Contract with landlord



# SDHC – Rental Assistance Division

## Ongoing Monitoring & Oversight

- **Household Recertification**
  - SDHC conducts a full recertification of household income and family composition every two years (biennial cycle)
- **Biennial Inspections**
  - HQS standards are required both at initial occupancy and during the term of the lease.
  - SDHC inspects each unit under contract at least every two years.
- **Program Integrity**
  - The Program Integrity Unit reviews all alleged program violations.



## SDHC – Rental Assistance Division

### Path to Success

- Modifies the method used to determine the monthly rent payment amounts for HCV participants.
- Encourages the financial self-reliance of Work-Able participants.

| Population         | Years 1-2<br>(July 1, 2013) | Years 3-7<br>(July 1, 2015) | Years 8+<br>(July 2018) |
|--------------------|-----------------------------|-----------------------------|-------------------------|
| 1 Work-Able Adult  | \$200                       | \$300                       | \$400                   |
| 2+ Work-Able Adult | \$350                       | \$500                       | \$650                   |

The minimum rent payment amount for Elderly/Disabled households remains \$0.



# SDHC – Rental Assistance Division

## Choice Communities – Moving to Work Initiative

- **More flexibility**
  - Move to neighborhoods that offer more opportunities for transportation, schools and employment; or
  - Stay in current neighborhood with existing support system.
- **City of San Diego ZIP Codes divided into three groups**
  - Choice Communities
  - Enterprise Communities
  - Signature Communities



*Cielo Carmel – Del Mar Heights  
195 Affordable Units (Choice Community)*



# SDHC – Rental Assistance Division Choice Communities Initiative (Continued)

## Choice Communities

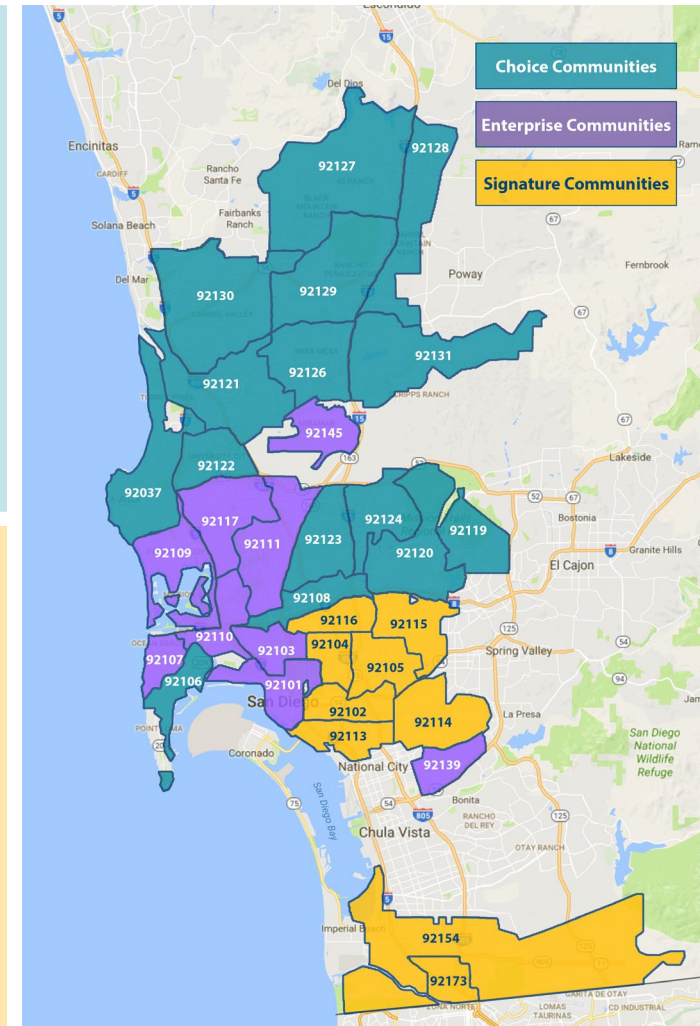
|       |                 |       |                       |
|-------|-----------------|-------|-----------------------|
| 92106 | Point Loma      | 92126 | Mira Mesa             |
| 92108 | Mission Valley  | 92127 | Rancho Bernardo       |
| 92119 | San Carlos      | 92128 | Rancho Bernardo       |
| 92120 | Grantville      | 92129 | Rancho Penasquitos    |
| 92121 | Sorrento Valley | 92130 | Del Mar Heights       |
| 92122 | University City | 92131 | Scripps Miramar Ranch |
| 92123 | Mission Village | 92037 | La Jolla              |
| 92124 | Tierrasanta     |       |                       |

## Enterprise Communities

|       |                               |
|-------|-------------------------------|
| 92101 | Downtown                      |
| 92103 | Mission Hills/Hillcrest       |
| 92107 | Ocean Beach                   |
| 92109 | Mission Beach & Pacific Beach |
| 92110 | Morena                        |
| 92111 | Linda Vista                   |
| 92117 | Clairemont                    |
| 92139 | Paradise Hills                |
| 92145 | Miramar                       |

## Signature Communities

|       |                             |
|-------|-----------------------------|
| 92102 | Downtown                    |
| 92104 | North Park                  |
| 92105 | East San Diego/City Heights |
| 92113 | Logan Heights               |
| 92114 | Encanto                     |
| 92115 | College Grove               |
| 92116 | Normal Heights              |
| 92154 | Nestor/South San Diego      |
| 92173 | San Ysidro                  |





## SDHC – Rental Assistance Division

### Choice Communities Initiative (Continued)

- **Mobility Counseling Program**

- An SDHC mobility counselor assists with pre- and post-moving counseling, housing search assistance and guidance about neighborhood features for families moving to areas identified as Choice or Enterprise Communities.
  - Calendar Year (CY) 2018: 1,238 Families Enrolled in Mobility Counseling
  - Registered 353 new landlords onto the HCV program

- **Security Deposit Loan Program**

- Rental assistance families that choose to move to Choice or Enterprise Communities are eligible for no-interest, security deposit loans up to the payment standards for the area and the family's voucher size.
  - CY2018: 167 loans issued



# SDHC – Rental Assistance Division

## SDHC Achievement Academy

- Work readiness workshops
- Access to on-site and off-site job skills training
- Financial education and counseling
- Family Self-Sufficiency program
- Access to government benefits programs
- Weekly employer recruitments
- Computer training – free access to computers on-site
- Soft skills
- Specialized programs (Multigenerational and Single parent)



*First-Time Homebuyer Program Workshop – March 7, 2019*



## SDHC – Rental Assistance Division

### Special Housing Voucher Programs

- **Veterans Affairs Supportive Housing (VASH):** 1,125 Vouchers  
Combines HUD HCV rental assistance with clinical health and case management services provided by the U.S. Department of Veterans Affairs (VA) for chronically homeless veterans.
- **Family Unification Program (FUP):** 100 Vouchers  
Collaboration with a Child Welfare Agencies to reunify families.
- **Project-Based Housing Vouchers:** 2,094 Vouchers  
SDHC expanded the use of these housing vouchers to address homelessness. Link rental assistance to specific housing units.
- **Sponsor-Based Housing Vouchers:** 939 Vouchers  
Awarded to nonprofit organizations (sponsors) that provide supportive services to homeless San Diegans.



## SDHC – Rental Assistance Division Special Housing Voucher Programs (Continued)

- **Monarch School Project:** 25 Subsidies  
Provides rental assistance to homeless families with school-aged children attending Monarch School, one of the few schools in the nation serving homeless children
- **Guardian Scholars Program:** up to 100 Subsidies  
Partnership with SDSU to provide rental assistance to college students who have been homeless or exiting the foster care system and attending SDSU
- **Moving On:** up to 50 Subsidies  
Vouchers dedicated to formerly homeless households who are ready to transition out of permanent supportive housing but still need rental assistance.



# SDHC – Rental Assistance Division

## Upcoming MTW RAD Initiatives

- **Landlord Partnership Program (LPP)**

Provide financial and support incentives to current and prospective landlords with the objectives of increasing the number of units available to rental assistance participants, recruiting new landlords, and retaining existing landlord participation

- Landlord Assurance Fund
- Leasing Incentive
- Move Flexibility
- Simplified Inspections
- Landlord Liaison Team and Unit

- **Expansion of Mobility Counseling Program**

A dedicated team will support families and landlords (new and moves) in the process to ensure timely lease ups

- **Updated Payment Standards**



# Questions?

