



SAN DIEGO
HOUSING
COMMISSION

We're About People

San Diego Housing Commission (SDHC) Section 8 Housing Choice Voucher Program Presentation to the SDHC Board of Commissioners February 5, 2021

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SDHC – Rental Assistance Division Overview

Section 8 Housing Choice Voucher (HCV) Program – Fiscal Year 2020

- Federal HCV rental assistance is SDHC's largest program.
- Section 8 HCVs: 15,791
- Rental Assistance payments disbursed: \$166.4 million
- Participating landlords: 5,851
- Waiting period: 10+ years

Demographics

- Average Annual Income (HCV Families): \$19,267
- 61% of families are elderly or disabled
- 39% of families are work-able



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HCV Program Eligibility

- SDHC Preference Criteria
 - Live and/or work in the City of San Diego; and
 - Families of two or more people that include a dependent; or
 - Individuals with a disability;
 - Individuals age 62 or older;
 - Individuals under age 62 with a disability;
 - Military veterans;
 - Active-duty U.S. military service person; or
 - A person experiencing homelessness with a disability.
- Household income within San Diego Area Median Income (AMI) limits that the U.S. Department of Housing and Urban Development (HUD) sets.
- All adults must pass criminal background check.
- Cannot have been terminated for violating any family obligation during a previous participation in the HCV program.



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HCV Program Eligibility (Continued)

- Household income within San Diego Area Median Income (AMI) limits that the U.S. Department of Housing and Urban Development (HUD) sets.
- All adults must pass criminal background check.
- Cannot have been terminated for violating any family obligation during a previous participation in the HCV program.
- Voucher Issuance:
 - A HUD-required briefing must be completed:
 - Review rental assistance program and participant rights and responsibilities
 - Advise family on how to find suitable housing



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Administrative Responsibilities

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)

- Initial Unit Inspection: Physical inspection of the unit to ensure it meets HQS to provide “decent, safe, and sanitary” housing.

Tenancy Approval & Lease-Up

- Unit passes inspection and rent is determined “reasonable.”
- SDHC enters into a Housing Assistance Payment Contract with landlord.



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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.





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Path to Success

- Under Path to Success (PTS), SDHC identifies HCV rental assistance participants who are able to work (Work-Able).
- PTS encourages the financial self-reliance of Work-Able participants.
- Work-Able families pay either the minimum monthly rent payment amount or the rent payment amount based on the family's annual income, whichever is greater.
- Adjusted annual income is separated into income ranges. The lower edge of the range is used to calculate the family's rent payment.
- Recertification of household income occurs every two years.
- This allows families time to build savings, complete education or obtain employment.



SDHC – Rental Assistance Division Choice Communities 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

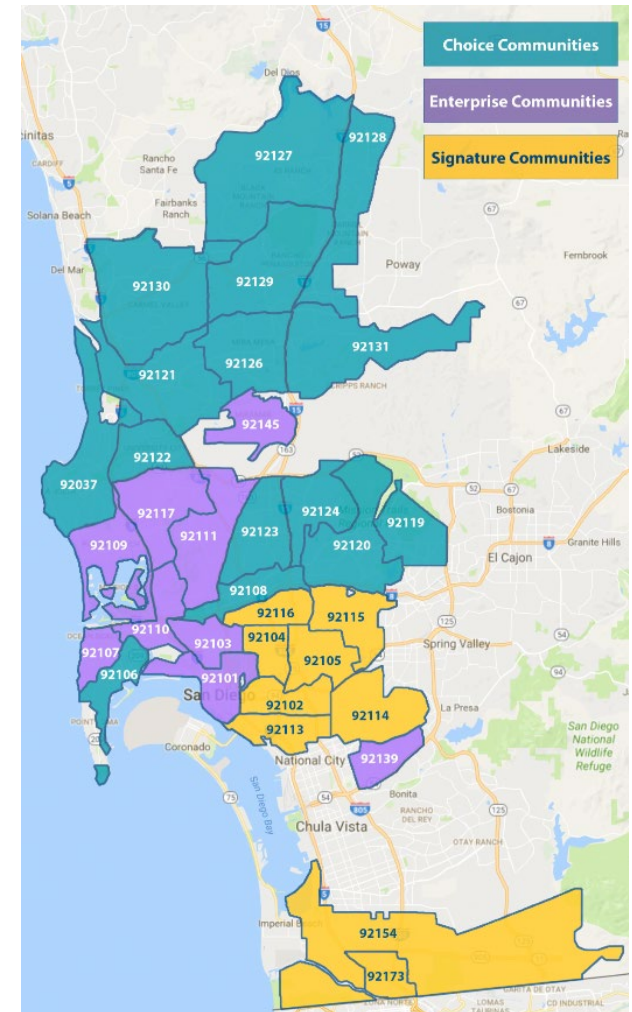
- 92106 Point Loma
- 92108 Mission Valley
- 92119 San Carlos
- 92120 Grantville
- 92121 Sorrento Valley
- 92122 University City
- 92123 Mission Village
- 92124 Tierrasanta
- 92126 Mira Mesa
- 92127 Rancho Bernardo
- 92128 Rancho Bernardo
- 92129 Rancho Penasquitos
- 92130 Del Mar Heights
- 92131 Scripps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

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 helps 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 2020:
 - 741 Families enrolled
 - 526 New landlords enrolled on 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.
 - Calendar Year 2020: 329 Loans issued



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Landlord Services Unit

Landlord Partnership Program (LPP)

- Aims to expand housing opportunities for families by increasing the appeal of landlord participation in the HCV Program by providing both financial and support incentives:
 - Landlord Assurance Fund
 - Leasing Incentive
 - Move Flexibility
 - Simplified Inspections
 - Landlord Liaison Team and Unit
 - Landlord Advisory Committee

Expansion of Mobility Counseling Program

- A dedicated team supported families and landlords (new and moves) in the process to ensure timely lease-ups.



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SDHC Achievement Academy – Services Provided

Fiscal Year 2020:

- 2,053 Individuals served
- 288 Participants placed in jobs
- 295 Participants increased earnings
- 100 Participants increased credit score

Programs:

- Work readiness workshops
- Access to job skills training
- Financial education & counseling
- Family Self-Sufficiency program
- Access to government benefits programs
- Employer recruitment opportunities
- Computer training – free access to computers on-site
- Soft skills development
- Specialized programs (multigenerational & single parent)



*Bridges to Career Opportunities Graduation Ceremony
May 9, 2019*





SDHC – Rental Assistance Division Special Housing Voucher Programs

Veterans Affairs Supportive Housing (VASH): 1,235 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): 175 Vouchers
Collaboration with a Child Welfare Agencies to reunify families.

Project-Based Housing Vouchers: 2,497 Vouchers
Rental assistance linked to specific housing units to help families with low-income or who experienced homelessness.

Sponsor-Based Housing Vouchers: 1,032 Vouchers
Awarded to nonprofit organizations (sponsors) that provide supportive services to San Diegans experiencing homelessness.





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Special Housing Voucher Programs (Continued)

Monarch School Project: 25 Subsidies

Provides rental assistance and supportive services to families experiencing homelessness with school-aged children attending Monarch School, one of the few schools in the nation serving children experiencing homelessness.

Guardian Scholars Program: up to 100 Subsidies

Partnership with San Diego State University (SDSU) to provide rental assistance to college students who experienced homelessness or are at risk of homelessness, including those exiting the foster care system and attending SDSU.

Moving On: up to 50 Subsidies

Provides rental assistance to individuals who experienced homelessness and continue to need help with their rent, but are ready to transition out of permanent supportive housing. Collaboration between SDHC and the County of San Diego Behavioral Health Services Division.



Moving to Work (MTW) Changes

- Implemented a revised inspection protocol
- Implemented a hardship policy for participants who experienced a reduction of income due to COVID:
 - Waiving minimum rent and approving 20 percent income rent portion
 - Applicable until the next recertification

Exceptions to Policies/Programs

- Extended voucher timelines
- Temporary suspension of all terminations unless a participant engages in violent or criminal behavior
- Services, including orientation, interviews and job search assistance, provided via tele/web-conference
- Waived the requirement that each dwelling unit have at least one bedroom or living/sleeping room for each two people
- Revised eligibility and recertification documents
- Approval to issue voucher *before* briefing date



SDHC – Rental Assistance Division

Sumayyah's Story



Questions & Comments

