SAN DIEGO HOUSING COMMISSION

We're About People

San Diego Housing Commission (SDHC)
HOUSING FIRST – SAN DIEGO, Homelessness Action Plan

Presentation to SDHC Board of Commissioners
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SDHC: HOUSING FIRST – SAN DIEGO
Introduction

- July 1, 2010:
  - SDHC became one of the initial public housing authorities nationwide to receive approval to use federal rental housing voucher funding to provide long-term housing to San Diegans experiencing chronic homelessness.
  - SDHC began administering City of San Diego Homeless Shelters and Services Programs

- 2014:
  - SDHC created and launched HOUSING FIRST – SAN DIEGO
    - Initiatives address a broad range of needs.
    - SDHC adds programs to HOUSING FIRST – SAN DIEGO as it evaluates and identifies unmet needs.

SDHC: HOUSING FIRST – SAN DIEGO
Overview

HOUSING FIRST – SAN DIEGO creates housing solutions and opportunities for people who are experiencing or at risk of homelessness

- Direct Client Services Programs
- Development Funds with Housing Vouchers
- Special Program Housing Vouchers

All programs follow the Housing First Model; are person-centered and provide the level of assistance based on each person's needs

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Populations Served

All HOUSING FIRST – SAN DIEGO initiatives create housing solutions and opportunities for people who are:

Experiencing homelessness

- The family is living in a place not meant for human habitation like the street, their car or shelter.

At risk of homelessness

- The family will lose their primary nighttime residence within 14 days.

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Housing Solutions

10,226

Housing solutions created between 2014-2022

SDHC Moving Home Rapid Rehousing Participants Danny, Kimberly and their daughter

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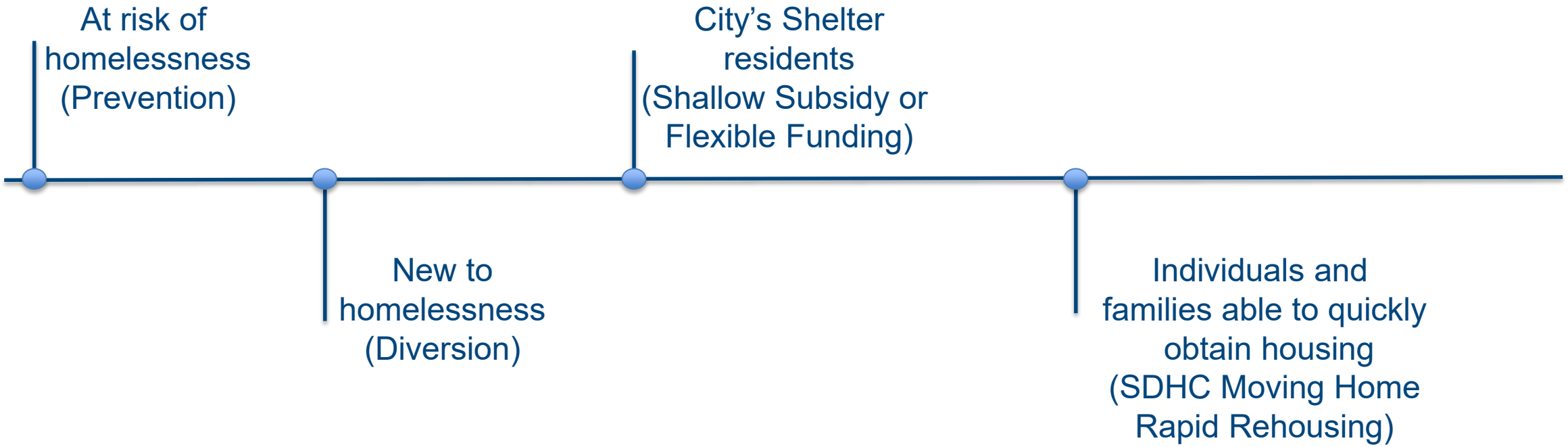
Direct Services Programs

Continuum of programs to provide help based on each household's needs.



Landlord Engagement and Assistance Program (LEAP) assists households who are either experiencing or at risk of homelessness.

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Direct Services Programs – Core Components

- All direct services programs provide assistance based on the level of need of the household
- Core components of all programs include:

Case management - Wraparound support services	Financial Assistance - One-time move-in Costs	Monthly Rental Assistance

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Landlord Participation

Landlord Engagement and Assistance Program (LEAP)

- Serves as the connection point between landlords with available units and people experiencing homelessness
- Provides services to all HOUSING FIRST – SAN DIEGO programs
- Collaborates and coordinates with more than 35 community-level homeless service providers to connect their households to landlord partners
- Provides benefits and incentives for landlords and to remove immediate barriers to housing, like one-time move-in costs for the household
  - $500 for the first unit landlords rent to a household experiencing homelessness and $250 for each additional unit
  - Up to two times the contract rent in security deposits
  - Utility deposits and assistance
  - A contingency fund to help landlords cover expenses, such as repairs that exceed security deposits

LEAP Landlord Mahendra

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Development Funds for Housing Solutions

- **New Permanent Supportive Housing**. Investment of development funds and rental housing vouchers to create new permanent supportive housing for San Diegans experiencing homelessness, including:
  - Collaboration with developers for new construction
  - Rehabilitation of properties
  - SDHC property acquisitions

- Permanent Supportive Housing provides ongoing rental assistance with intensive supportive services for people experiencing homelessness who have a high level of need.

- Combination of HOUSING FIRST – SAN DIEGO major program types to create housing solutions.

Saint Teresa of Calcutta Villa Apartments
403 affordable rental housing units, of which 270 are for people who experienced homelessness
SDHC awarded 270 rental housing vouchers and $11.5 million loan.
SDHC authorized $115 million in Multifamily Housing Revenue Bonds.
Grand Opening: February 10, 2022

SDHC: HOUSING FIRST – SAN DIEGO

Success Story

Joseph and his daughter, Abigail
Saint Teresa of Calcutta Villa residents

Photo courtesy of Narrative Images Photography and Father Joe's Villages

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Special Program Vouchers

- **Rental Housing Voucher Special Programs**. SDHC has committed rental housing vouchers to programs to support housing solutions for distinct population groups experiencing homelessness, including:
  - Monarch School Project
  - Guardian Scholars Program
  - SDHC Moving On Rental Assistance
  - Mainstream Vouchers
  - Emergency Housing Vouchers
  - Veterans Affairs Supportive Housing (VASH)

Hotel Churchill
56 units for veterans
8 units for transition-age youth (TAY)
8 units for adults exiting the corrections system

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LEAP Experience Applied to Section 8 Housing Choice Voucher Program

Landlord Partnership Program (LPP)

- Provides financial and support incentives to landlords who rent to families who receive federal rental assistance from SDHC through the Section 8 Housing Choice Voucher program.
  - $500 for the first unit landlords rent to a rental assistance participant household
  - Landlord Assurance Fund reimburses landlords up to $3,000 to help cover repair expenses that are in excess of normal wear and tear and rent due that exceed the security deposit as a result of tenant move-out.
  - Move Flexibility Allowance
  - Mobility Counseling
  - Security Deposit Loan Assistance

Section 8 Housing Choice Voucher Program Landlord Joe

Questions & Comments