



The San Diego Housing Commission (SDHC) created the Path to Success initiative to encourage Section 8 Housing Choice Voucher rental assistance families to become more financially self-reliant.

Path to Success modified the method used to determine the monthly rent payment amounts for families that receive rental assistance from SDHC and public housing residents. The new rent methodology was designed to motivate families to increase earnings.

In addition, Path to Success set minimum monthly rent payment amounts for participants who are identified as able to work (Work-Able). There is no minimum monthly rent payment amount for Elderly/Disabled families, which are households in which all adult family members are 55 or older, disabled, or a full-time student ages 18 to 23.

Path to Success is one of SDHC's innovative "Moving to Work" (MTW) initiatives and was implemented in Fiscal Year 2014 (July 1, 2013 - June 30, 2014).

SDHC is one of only 39 public housing authorities in the nation, out of 3,400, to receive the MTW designation from the U.S. Department of Housing and Urban Development (HUD).



The SDHC Achievement Academy helps Work-Able families become more financially self-reliant.

Work-Able Families

- Work-Able families are households with at least one adult who is under 55, not disabled, and not a full-time student ages 18-23.
- In Fiscal Year 2016 (July 1, 2015 – June 30, 2016), SDHC's Housing Choice Voucher rental assistance program included 6,587 Work-Able households.
- The average annual earned income of all Work-Able families in Fiscal Year 2016 was \$22,193—which was 19 percent higher than in 2011.
- The average rental assistance payment provided by SDHC to these Work-Able families decreased 11 percent since 2013, freeing up financial resources to assist additional families.

Rent Payment Amounts

- Path to Success set minimum monthly rent payment amounts for Work-Able households, which were implemented in two phases.
- The initial minimum monthly rent payment amounts were based on California's minimum wage standards—\$8/hour at the time the program was implemented on July 1, 2013.
- 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.
- For example, the monthly rent payment amount for any family with adjusted annual income between \$20,000 and \$24,999 will be calculated using \$20,000 as their income.
- This allows Work-Able families to increase their income without being penalized.

Work-Able Adults in the Household	Phase 1 July 1, 2013 – June 30, 2015	Phase 2 July 1, 2015 – Present
1	\$200	\$300
2+	\$350	\$500





SDHC Achievement Academy Job Fair – March 23, 2017

SDHC Achievement Academy

- SDHC guides Work-Able families to become more financially self-reliant through enrollment at the SDHC Achievement Academy.
- The SDHC Achievement Academy is a state-of-the-art learning and resource center and computer lab with programs that emphasize career planning, job skills and personal financial education—at no cost to rental assistance participants and public housing residents.
- Family Self-Sufficiency is a core program, through which participants are able to earn up to \$10,000 in an interest-bearing escrow account based upon their educational and employment-related accomplishments.
- Over the last 5 years, more than 1,000 residents have been placed in jobs, and more than 1,200 residents have increased their wages.
- For more information about the SDHC Achievement Academy: call (619) 578-7451 or email achievementacademy@sdhc.org

Hardship Policy

- Families may apply for a temporary hardship exemption from the minimum monthly rent payment amounts.
- All hardship requests must be submitted in writing.
- If approved, households MUST participate in SDHC Achievement Academy “work readiness” programs for the duration of the hardship period.

Portability Policy

- Work-Able families may only move to another jurisdiction with their rental assistance if they request and receive an exception.
- Exceptions include: employment opportunities, education, safety reasons, a medical/disability need, or other exceptions determined on a case-by-case basis.
- This policy does not affect Elderly/Disabled families.

Creating and Preserving Affordable Housing

- Efficiencies achieved through Path to Success have enabled SDHC to reinvest \$24.8 million in MTW funds to support the creation or preservation of 271 affordable rental housing units.
- Of these units, 195 are set aside to address homelessness, with rental housing vouchers awarded by SDHC.
- SDHC has also invested \$12 million in MTW funds toward the rehabilitation of 721 SDHC-owned affordable rental housing units.

