

## Rental Assistance Program

We're About People



More than 15,000 low-income households in the city of San Diego receive Federal Section 8 Housing Choice Voucher rental assistance from the San Diego Housing Commission (SDHC), making rental assistance SDHC's largest program.

- More than half of SDHC's rental assistance households are seniors or individuals with disabilities.
- SDHC's Housing Choice Voucher households pay a predetermined portion of their rent. SDHC pays the remainder of the rent directly to the landlord.
- The majority of the households that receive rental assistance from SDHC have annual income up to 30 percent of the San Diego Area Median Income (AMI)—approximately \$27,250 a year for a family of four.
- The Housing Choice Voucher rental assistance program is funded by the U.S. Department of Housing and Urban Development (HUD).
- SDHC also utilizes the same Federal funds to provide rental housing vouchers to programs that address homelessness in the city of San Diego.



*Federal rental assistance recipient Tamika*

### Who Is Eligible?

- People who live or work in the City of San Diego
- Extremely low-, very low-, and low-income families whose combined annual incomes are less than 80 percent of San Diego's AMI—approximately \$72,750 for a family of four
- Active-duty military and Veterans
- Low-income seniors age 62 or older
- Individuals with disabilities
- Homeless individuals

### Landlords

- More than 5,700 private landlords in the city of San Diego rent to Housing Choice Voucher program households.
- SDHC provides payments to landlords through direct deposit.
- Through the Landlord Portal on SDHC's website, participating landlords may access information 24 hours a day, 7 days a week, such as: unit inspection results, their ledger balance, caseworker assignments, and online forms.

### SDHC Rental Assistance Wait List Portal

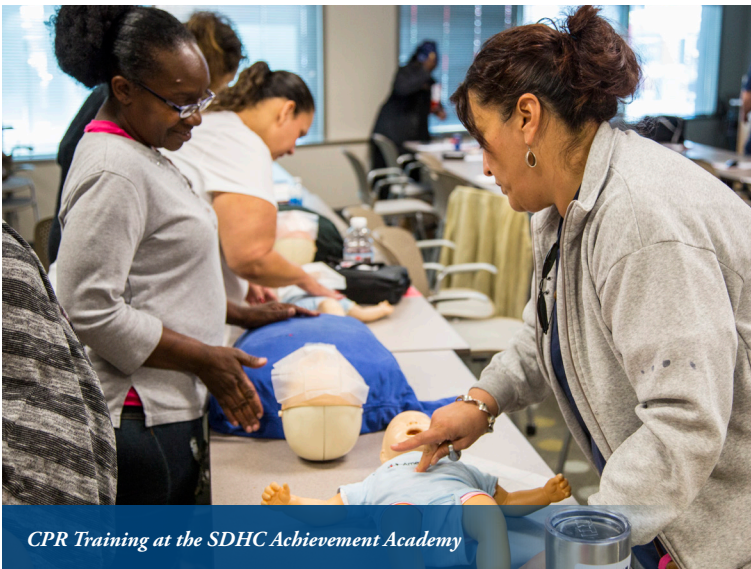
- Because funding is limited, there is a waiting list for Federal rental assistance from SDHC, with an average wait time of approximately 10 years.
- On August 28, 2017, SDHC launched a new Rental Assistance Wait List Portal that makes it possible for applicants to submit a new application and check their wait list status from anywhere they have internet access.





## Moving to Work Program

- SDHC is one of only 39 public housing authorities nationwide, out of 3,400, to earn a “Moving to Work” (MTW) designation from HUD.
- MTW status allows SDHC the flexibility to design and implement more innovative approaches for providing housing assistance.
- SDHC’s MTW initiatives include the SDHC Achievement Academy and Path to Success.



*CPR Training at the SDHC Achievement Academy*

## SDHC Achievement Academy

- The SDHC Achievement Academy is a learning and resource center and computer lab located at SDHC’s headquarters in Downtown San Diego.
- It provides opportunities for SDHC’s Federal rental assistance participants and public housing residents to become more financially self-reliant—at no cost to them.
- Programs at the SDHC Achievement Academy emphasize career planning, job skills and personal financial education.

## Path to Success

- SDHC’s Path to Success initiative encourages Federal rental assistance families to become more financially self-reliant.
- Path to Success modified the method used to determine the monthly rent payment amounts for SDHC’s Federal rental assistance families 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.



*Terry and her daughters Jazlyn, Lesly, and Ashley (left to right) qualify as a Work-Able family under Path to Success*

