



SAN DIEGO  
HOUSING  
COMMISSION

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# San Diego Housing Commission (SDHC) Section 8 Housing Choice Voucher Program: Overview from a Participant's Perspective Presentation to the SDHC Board of Commissioners October 13, 2023

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# SDHC – Section 8 Housing Choice Voucher Program

## Overview – Fiscal Year 2023

- Federal Housing Choice Voucher (HCV) rental assistance is SDHC's largest program.
- Voucher Baseline: 16,659
- Rental Assistance payments disbursed: \$253.1 Million
- Participating Landlords: 5,069
- Elderly/Disabled Households: (64%)
- Work-Able Households: (36%)
- Average Annual Income (All Households): \$21,709
- Average Annual Income (Work-Able Households): \$34,642
- 83% of Households are Extremely Low Income (Up to 30% AMI)



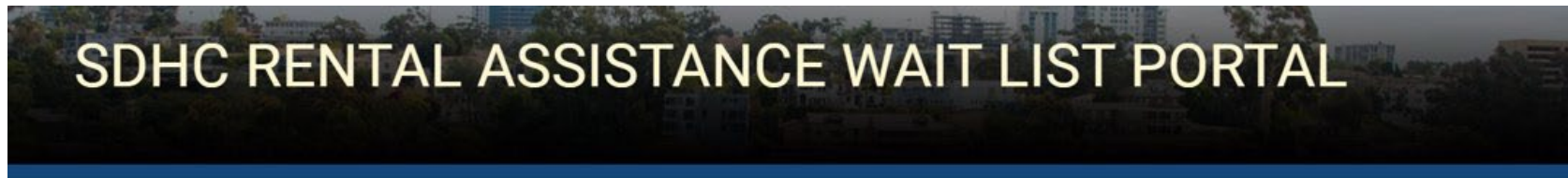
*Gwendolyn, HCV Participant*



# SDHC – Section 8 Housing Choice Voucher Program Wait List

- Applicants interested in any SDHC rental assistance program are encouraged to apply through SDHC's Rental Assistance Wait List Portal:

<https://sdhc.org/housing-opportunities/help-with-your-rent/wait-list-portal/>



[Homepage](#) > [Housing Opportunities](#) > [Help With Your Rent](#) > [SDHC Rental Assistance Wait List Portal](#)

## SDHC WAIT LIST PORTAL

The San Diego Housing Commission (SDHC) has updated its Rental Assistance Wait List Portal and is currently updating its wait lists.

If you received an email and/or letter asking you to respond to the Wait List Update and "Save My Spot," please follow the actions below within 60 days of the date of your letter to remain on the Wait Lists.

Click on the "SDHC Wait List Portal" button for the following actions:

- Apply for an SDHC Rental Assistance Wait List;
- Respond to the SDHC Wait List Update to save your spot on the Wait List; or
- Update your information on an existing application on the Wait List

You will be asked to register for the new SDHC Wait List Portal by creating an account, which has replaced the previous application system. A valid email address and password will be required to register for the new Wait List Portal to ensure a secured system. If you previously registered for the SDHC Wait List Portal before December 5, 2022, you will need to create an account in the new SDHC Wait List Portal. This will not affect your position on the Wait List.



# SDHC – Section 8 Housing Choice Voucher Program

## Wait List Update

- Applicants **must** notify SDHC of any address change and **must** respond to any Wait List Update requests from SDHC.
- Wait list updates will be conducted periodically to ensure a viable list of applicants.
- If an applicant fails to respond to a wait list update, the applicant will be removed from all wait lists.
- Requests for reinstatement to the wait lists will be allowed up to 24 months after removal.
- Extenuating circumstances are evaluated on case-by-case basis.
- If applicant did not respond to the request for updates because of disability, SDHC can reinstate the applicant in the family's previous position on the wait list.



# SDHC – Section 8 Housing Choice Voucher Program

## Wait List – Selection Process

- Order of Placement on the Wait List (Ranking Preferences)
  - Applicants are selected by date and time of application and preference.
  - 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.
- Average time on the wait list: Approximately 12-15 years



# SDHC – Section 8 Housing Choice Voucher Program

## Wait List – Selection Process (Continued)

- Income Targeting
  - 75% of new admissions: Income shall not exceed 30% of Area Median Income (AMI).
  - 25% of new admissions: Income may be 31% to 80% of AMI.
- To meet income targeting requirements, lower-income families on the wait list will be prioritized for selection.



# SDHC – Section 8 Housing Choice Voucher Program Intake

## Eligibility

- Must meet SDHC preference criteria
  - Applicants who live and/or work in the City of San Diego, **and**
  - Families of two or more people that include a dependent, **or**
  - Individuals who are disabled or age 62 or older, veterans, active U.S. Service Person, a person experiencing homelessness with a disability, or a non-elderly person (under the age of 62) with a disability
- Must be within the U.S. Department of Housing and Urban Development (HUD) AMI limits
- All adults in the household must pass criminal background check.
- Family must furnish Social Security Numbers for all family members and declaration of Citizenship or Eligible Immigration Status and verification, when required.





# SDHC – Section 8 Housing Choice Voucher Program Intake (Continued)

## Eligibility (Continued)

- Must be in good standing regarding payment agreements made with any public housing agency or have paid the debt in full.
- SDHC will conduct searches in Enterprise Income Verification (EIV) system related to Debts Owed to public housing agency and Termination and Verification Reports to avoid duplicating rental assistance.
- Must not have a present ownership interest in a suitable home for which the household has the legal right to reside.
- Cannot have been terminated for violating any family obligation during a previous participation in HCV program.





# SDHC – Section 8 Housing Choice Voucher Program Intake (Continued)

## Final Determination of Eligibility

- **Eligible:** The case is forwarded to the Leasing Department to schedule the Intake Briefing.
- **Ineligible:** SDHC sends the applicant a notice of denial and opportunity for informal review.



# SDHC – Section 8 Housing Choice Voucher Program Intake (Continued)

## Voucher Issuance Briefing

- Required by HUD
- Must be completed
  - Review rental assistance program, participant rights and responsibilities, and the three-way partnership of the program (SDHC, Landlord, Participant).
  - Coach family on how to find suitable housing.
  - Receive their Voucher and Request for Tenancy Approval (RFTA), sometimes referred to as “moving papers.”
  - Receive Payment Standard and Utility Allowance Chart.
  - Receive resource options from SDHC’s Mobility Counseling Program.



# SDHC – Section 8 Housing Choice Voucher Program Leasing

## Voucher

- Initial term: 120 days
- Extensions may be granted
  - Minimum of an additional 60 days
  - Up to a total of 300 days due to extenuating circumstances
  - Beyond 300 days may be considered through a Reasonable Accommodation review process.
- If a voucher expires and no extension is requested, the voucher is closed and may become available for another family.



# SDHC – Section 8 Housing Choice Voucher Program

## Choice Communities

### Choice Communities Initiative

- Flexibility and an opportunity to live in more affluent neighborhoods.
- More opportunities for employment, quality of life and education.

### City of San Diego ZIP Codes divided into three groups

- Choice Communities
- Enterprise Communities
- Signature Communities



*Choice Community: Del Mar Heights  
Cielo Carmel development – 195 Affordable Units*



# SDHC – Section 8 Housing Choice Voucher Program Choice Communities

## Choice Communities

## Enterprise Communities

## Signature Communities

### Choice Communities

92101 Downtown  
92108 Mission Valley  
92122 University City  
92124 Tierrasanta  
92127 Rancho Bernardo  
92128 Rancho Bernardo  
92130 Del Mar Heights  
92131 Scripps Ranch

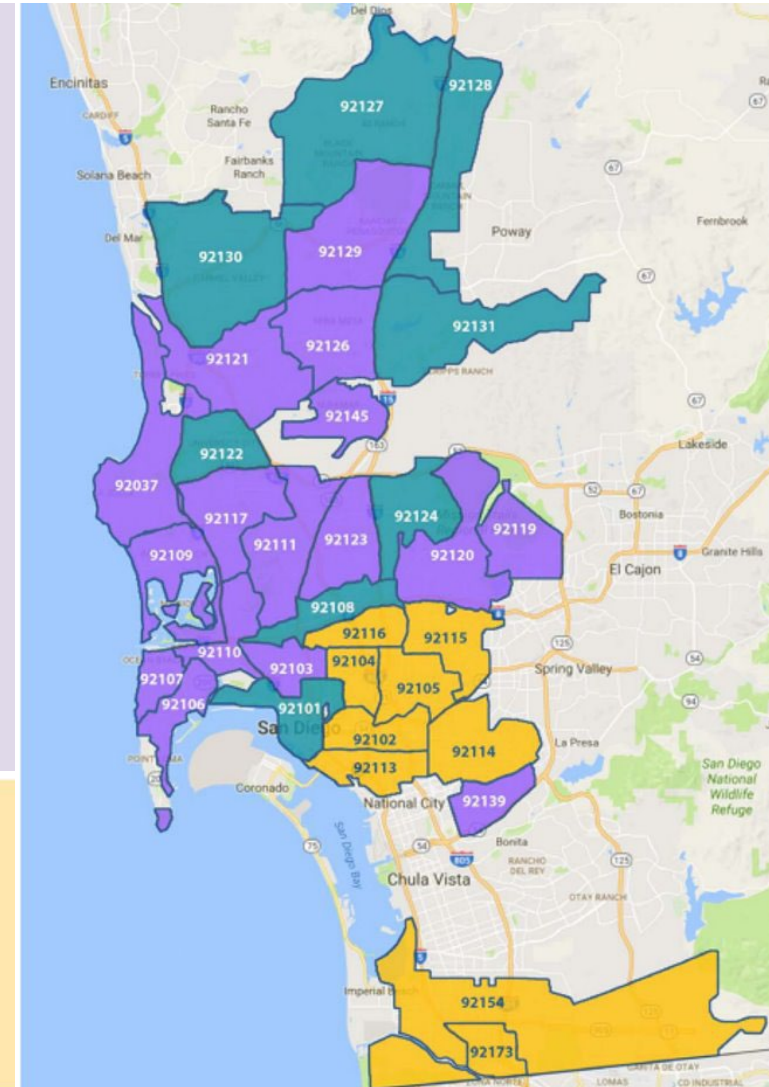
### Signature Communities

92102 Downtown  
92104 North Park  
92105 East San Diego/City Heights  
92113 Logan Heights  
92114 Encanto

### Enterprise Communities

92037 La Jolla  
92103 Mission Hills/Hillcrest  
92106 Point Loma  
92107 Ocean Beach  
92109 Mission Beach & Pacific Beach  
92110 Morena  
92111 Linda Vista  
92117 Clairemont  
92119 San Carlos  
92120 Grantville  
92121 Sorrento Valley  
92123 Mission Village  
92126 Mira Mesa  
92129 Rancho Penasquitos  
92139 Paradise Hills  
92145 Miramar

92115 College Grove  
92116 Normal Heights  
92154 Nestor/South San Diego  
92173 San Ysidro



# SDHC – Section 8 Housing Choice Voucher Program

## Mobility Counseling

### For families moving to Choice or Enterprise Communities:

- **Mobility Counseling Program**
  - Pre- and post-moving counseling
  - Housing search assistance
  - Guidance about neighborhood features
  - Fiscal Year 2023: 1,622 families moved to Choice or Enterprise Community
- **Security Deposit Loan Program**
  - No-interest, security deposit loans up to the payment standards for the area and the family's voucher size.
  - Fiscal Year 2023:
    - 261 loans issued
    - Total: \$539,575



# SDHC – Section 8 Housing Choice Voucher Program

## Payment Standards

### Payment Standards

- Maximum subsidy payment that the HCV would pay for an apartment or rental house, minus the applicable tenant portion of the contract rent.
- Based on the number of bedrooms approved for the family's size and the community to which the family moves.





# SDHC – Section 8 Housing Choice Voucher Program

## Choice Communities (Continued)

### Fiscal Year 2023 Payment Standards by Number of Bedrooms

FY 2023 Payment Standards by Bedroom Size							
Community	SRO	0	1	2	3	4	5
Choice Communities	\$1,625	\$2,167	\$2,409	\$3,114	\$4,381	\$5,390	\$6,199
Enterprise Communities	\$1,289	\$1,718	\$1,910	\$2,470	\$3,472	\$4,277	\$4,918
Signature Communities	\$941	\$1,254	\$1,390	\$1,798	\$2,530	\$3,114	\$3,581



# SDHC – Section 8 Housing Choice Voucher Program

## Move Process Guidelines

- Step 1: Request for Tenancy Approval (RFTA) Packet
- Step 2: The Inspection
- Step 3: Lease & Contract
- Step 4: Housing Assistance Payment (HAP) to Owner



# SDHC – Section 8 Housing Choice Voucher Program

## Roles and Responsibilities

### Landlord

- Screen for tenant suitability and manage their rental units.
- Collect rent each month from tenants.
- Notify SDHC of any lease violations and unauthorized household members.
- Comply with Housing Quality Standards (HQS).
- Enjoy the security of guaranteed rental payments.
- May list vacant units for free at [www.affordablehousing.com](http://www.affordablehousing.com)

### Participant

- Pay the tenant portion of the rent on time.
- Comply with program rules, including reporting changes in household composition or income.
- Abide by the terms of the lease, including paying utilities and maintaining appliances.
- Maintain the unit in a decent, safe and sanitary condition.
- Pay for any damage to the unit beyond normal wear and tear.



## Questions & Comments

