



SAN DIEGO
HOUSING
COMMISSION

We're About People

San Diego Housing Commission (SDHC) Report by the President and CEO March 14, 2025

Lisa Jones
President and CEO
San Diego Housing Commission



Meetings with Congressional Delegation

March 11-12, 2025 – Washington, D.C.

- Met with U.S. Representative Scott Peters and staff for Representatives Sara Jacobs, Mike Levin and Juan Vargas
- Joined California Association of Housing Authorities (CAHA) meeting with U.S. Senator Adam Schiff
- Advocated to protect federal funding essential for SDHC's rental assistance, affordable housing and homelessness programs



U.S. Capitol



Housing Instability Prevention Program



Housing Instability Prevention Program Program Overview – Currently Enrolled



302 individuals and families currently enrolled



\$671 average subsidy per household per month prevents homelessness



**76% income toward rent before subsidy
43% income toward rent after subsidy**



95% are already in units that are affordable or naturally affordable



Housing Instability Prevention Program

Program Components

- HIPP serves up to 300 households at any given time and offers:

Shallow subsidy payments

\$250, \$500, \$750 or \$1,000

Up to 24 months

of subsidy payments +
extension

One-time payments for past-due rent or utilities

financial assistance

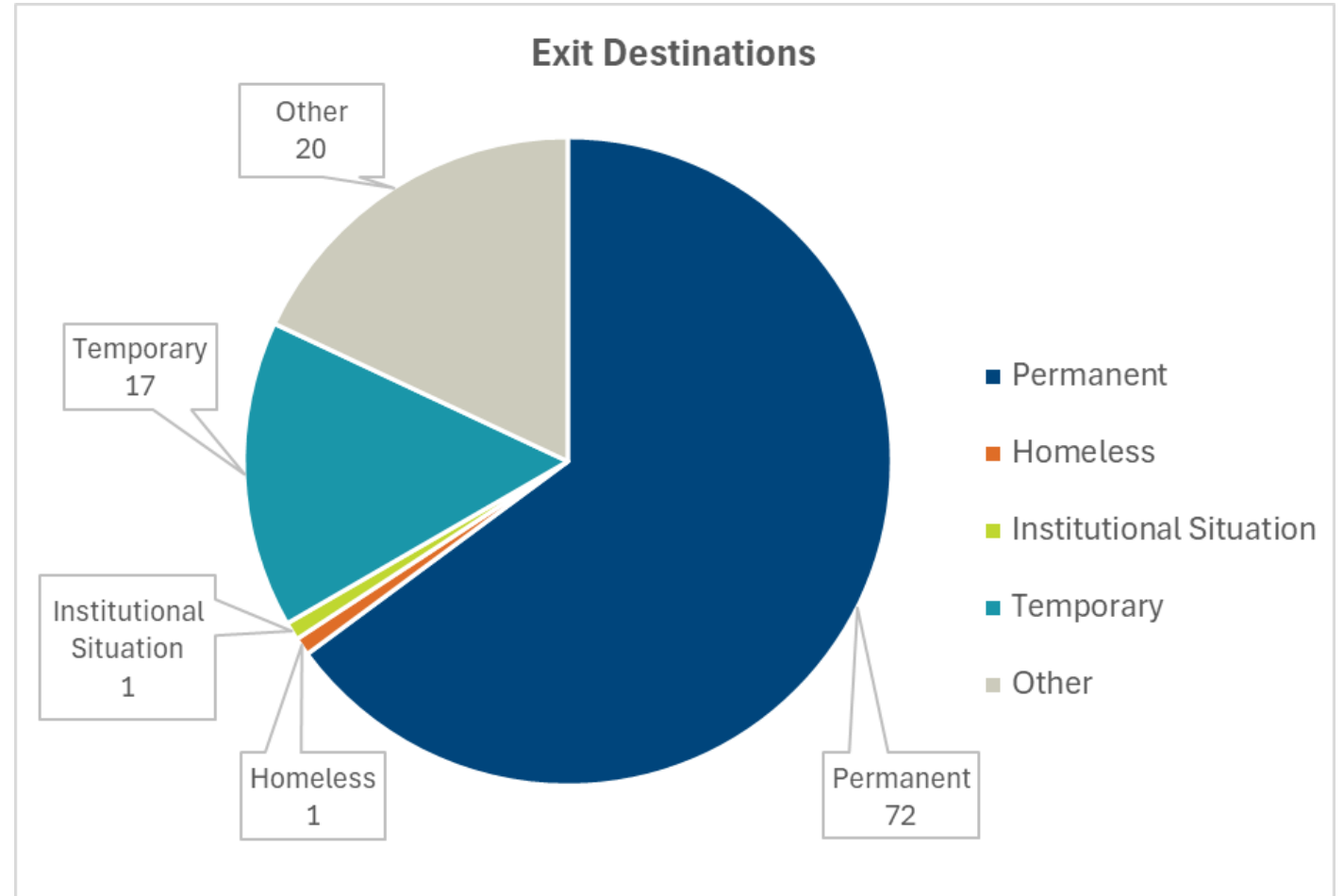
Case management services & budgeting

- Housing Stability Planning, assistance with identifying alternative housing options, and referrals to community resources



Housing Instability Prevention Program Outcomes to Date

Average length of assistance for
households who have exited:
10 months



SDHC – Housing Instability Prevention Program

Client Story

Clients Marc and Joseph

- Health challenges affected their ability to work and made financial struggles more difficult for Marc and Joseph.
- They were spending 96% of their income on rent.
 - Struggled to pay bills
 - Used credit cards to fill gaps
 - Feared becoming homeless if they lost their apartment
- 2-1-1 connected them to the Housing Instability Prevention Program.
 - The percentage of their income paid toward rent decreased.
 - An SDHC case manager worked with them to help them manage their finances.
- Assistance helped them pay bills and stabilize their housing.
- They were also able to increase their income to no longer need assistance and moved to an area that better met their needs.



Eviction Prevention Program



Eviction Prevention Program Activities

EPP Activities	December 2021 – June 2023	July 1, 2023 – June 30, 2024	July 1, 2024 – January 31, 2025	TOTAL
FULL legal assistance – eligible tenants	360	210	174	744
LIMITED legal assistance – eligible tenants	1,513	1,782	1,396	4,691
Hotline calls received and responded to	1,688	1,552	966	4,206
Referrals to other community resources	33,961	579	746	35,286
Additional services provided to eligible tenants with low income	1,972	1,835	1,059	4,866



Eviction Prevention Program Outcomes

Housing Status from Beginning to End of Legal Case

88.7% avoided homelessness

- Of the 1,236 EPP clients whose cases were closed:
 - 80.1% were able to remain in the same unit
 - 8.6% were able to successfully secure a new unit
 - 1.5% were homeless and remained homeless
 - 1.9% became homeless
 - 7.9% housing status unknown



Eviction Prevention Program Client Story

Client “Ava”

- Ava was unable to return to work due to complications of her extremely high-risk pregnancy.
- Her partner had to stop working to help care for Ava and their children.
- They came to LASSD for help.
 - \$10,849 in rental arrears threatened to render them homeless.
 - Ava’s partner had resumed working.
 - The family had funds to meet their ongoing monthly rent.
- Through EPP, LASSD negotiated a “stay and pay” settlement agreement for Ava.
 - Helped link her to other community resources to pay a portion of the back-owed rent.
 - Provided emergency rental assistance to cover the balance, bringing the family current in their rent.
- The family avoided eviction, remained in their home, and is able to pay their rent going forward.





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