



SAN DIEGO
HOUSING
COMMISSION

“We’re About People”

San Diego Housing Commission (SDHC) Section 8 Housing Choice Voucher Program

Board Workshop
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SDHC - Rental Assistance Division

Introduction

- SDHC provided Federal rental assistance to 14,698 families in Fiscal Year 2015 (July 1, 2014 - June 30, 2015).
- SDHC receives approximately \$155 million annually from HUD to administer the Section 8 Housing Choice Voucher (HCV) program – SDHC's largest program.
- SDHC disbursed rental subsidies to approximately 5,600 participating landlords in Fiscal Year 2015.
- 81% of HCV holders are extremely low-income (\$24,300 a year for a family of four).
- 51% of families are elderly or disabled.



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HCV Waiting List

- The HCV Waiting list has more than 64,000 applicant families.
- The wait time frame is approximately 10 years.
- When funding is available, families are selected from the Waiting List by the date and time when the application was submitted.



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Applicant Priority Groups

The applicant must:

- Live and/or work in the City of San Diego.
- Single individuals must be one of the following:
 - Disabled;
 - Elderly (62+); or
 - Veterans or active duty U.S. Service (DD214).



Housing Choice Voucher Orientation 7.8.15

- Family: Two or more people that include a dependent.



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HUD Eligibility Criteria

- Must be a “family.”
- Must be within the appropriate income limits:

HUD AMI Income Levels

FY 2015 San Diego Median Income: \$73,000

Number of Family Members	1	2	3	4	5	6	7	8
Low-Income: 80% of AMI	\$45,400	\$51,850	\$58,350	\$64,800	\$70,000	\$75,200	\$80,400	\$85,550
Extremely Low-Income: 30% of AMI	\$17,050	\$19,450	\$21,900	\$24,300	\$28,410	\$32,750	\$36,730	\$40,890

- Must provide Social Security Numbers, declaration of citizenship or eligible immigrant status for all family members.



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SDHC Eligibility Criteria

- All adults must pass criminal history background check.
- Not have been terminated for violating any family obligation during a previous participation in the HCV program.



SDHC - Rental Assistance Division HCV Issuance

- After all family information is verified, SDHC makes a final determination of eligibility.
- If eligible, a HUD-required briefing must be completed:
 - Review rental assistance program and participant rights and responsibilities; and
 - Coach family on how to find suitable housing.



SDHC - Rental Assistance Division Housing Unit Search

- Family may secure a unit anywhere within the City of San Diego.
- SDHC Choice Communities Program provides a Security Deposit Loan Program to assist low-income families, moving to (or within) SDHC's targeted low-poverty ZIP codes.
- Landlord/owner is responsible for screening families based on their own standard criteria.



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Housing Unit Inspections

- Unit must pass an inspection before the client moves into the rental unit.
- The Initial Unit Inspection:
 - Physical inspection of the current condition of the unit;
 - Ensure unit meets Federal Housing Quality Standards (HQS) to provide “decent, safe, and sanitary” housing; and
 - Conduct a determination of rent-reasonableness for the requested rent.



SDHC - Rental Assistance Division Lease Up

The request to move is approved if:

- The unit passes the inspection;
- The rent is determined to be reasonable based on the current fair market rents in the specific area; and
- The family's share of the rent does not exceed 50 percent of the family's monthly adjusted income.



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Path to Success

- Modifies the method used to determine the monthly rent payment amounts for HCV participants.
- Provides opportunities for HCV participants who have been identified as able to work (Work-Able) to become more financially self-reliant.
- SDHC Achievement Academy provides work readiness services.



Caregiver Training – SDHC Achievement Academy 10.15.14



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Path to Success (Cont.)

Work-Able:

- At least one household member is under 55, not disabled, and not a full-time student ages 18-23.
- Tiered rents based on income bands in conjunction with minimum rents:
 - \$300 minimum rent for 1 Work-Able adult
 - \$500 minimum rent for 2+ Work-Able adults.
- Allowances include childcare and simplified medical allowances.



SDHC - Rental Assistance Division Path to Success (Cont.)

Elderly/Disabled:

- 100% of adult household members are 55+, disabled, or a full-time student ages 18-23.
- The monthly rent payment amount is calculated at 28.5% of the family's monthly income.
- Minimum monthly rent payment amount is \$0.



SDHC - Rental Assistance Division Recertification

- SDHC conducts a full recertification of household income and family composition every two years (biennial cycle) for Elderly/Disabled and Work-Able households.
- Families are notified in writing at least 30 days before the scheduled date of any increase to their rent payment amount.
- If the family disagrees with the rent adjustment, they may request an Administrative Review.



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Housing Unit Inspections

- SDHC inspects each unit under contract at least every two years.
- Property owner must correct HQS deficiencies that caused the unit to fail unless the tenant is responsible.



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Program Integrity

- The Program Integrity Unit reviews all program violations.
- SDHC provides families with a written description of their responsibilities at the intake briefing and at every recertification. All adult members must certify to abide by their responsibilities.
- SDHC may deny or terminate rental assistance to a family for failure to comply with the rights and responsibilities of the HCV program.
- HCV participants have an opportunity for administrative reviews and impartial informal hearings when they disagree with SDHC decisions.



SDHC - Rental Assistance Division Special Housing Voucher Program

- **Veterans Affairs Supportive Housing (VASH):**
Combines HUD HCV rental assistance with clinical health and case management services provided by the U.S. Department of Veterans Affairs (VA).
- **Family Unification Program (FUP):**
Collaboration with a Child Welfare Agencies to reunify families.
- Flat Subsidies for **Youth Aging Out of the Foster Care System:**
Housing subsidies and support for youth aging out of foster care.



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Special Housing Voucher Program

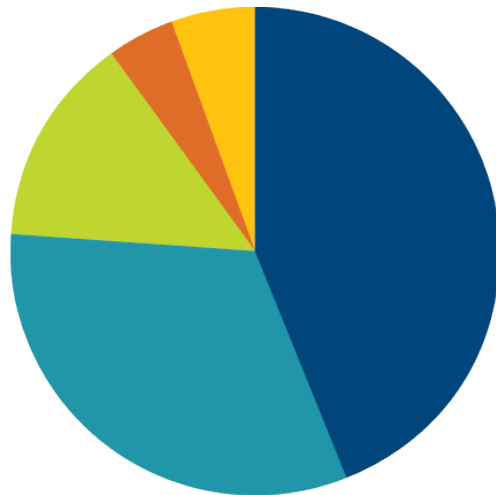
- **Project-Based Housing Vouchers:**
Link rental assistance to specific housing programs. SDHC expanded the use of these housing vouchers to address and prevent homelessness.
- **Sponsor-Based Housing Vouchers:**
Awarded to nonprofit organizations (sponsors) that provide supportive services to homeless San Diegans.
- **Guardian Scholars Program:**
Provides rental assistance to up to 100 college students exiting the foster care system and attending SDSU.
- **The Monarch School Project :**
Provides rental assistance to up to 25 homeless families with school-aged children attending Monarch School.



SDHC - Rental Assistance Division

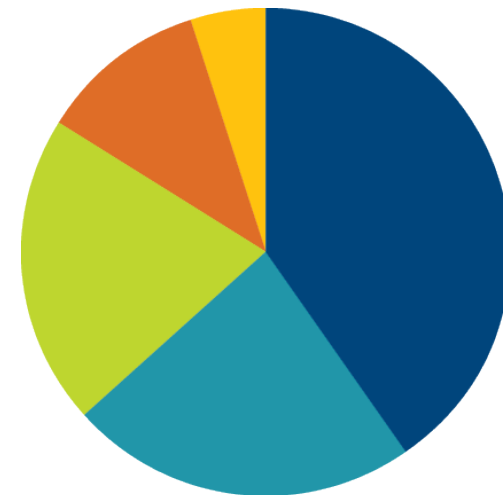
HCV Participant Survey

The staff member that assisted me was courteous and provided me excellent customer service.



Strongly Agree	44.1%	247
Agree	32.1%	180
Neither Agree nor Disagree	13.9%	78
Somewhat Disagree	4.3%	24
Strongly Disagree	5.5%	31

Please rate the overall quality of the customer service you received.



Excellent	40.4%	226
Very Good	23%	129
Good	20.5%	115
Needs Improvement	11.1%	62
Poor	5%	28

Source: HCV Participant Customer Survey, September 2015, 560 Respondents



SDHC - Rental Assistance Division

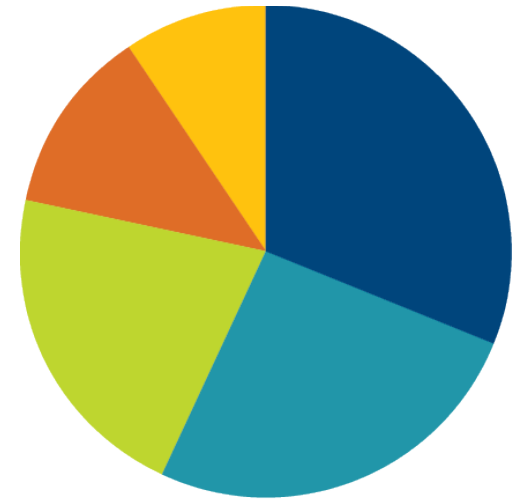
HCV Landlord Survey

The staff member that assisted me was courteous and provided me excellent customer service.



Strongly Agree	33.4%	137
Agree	39%	160
Neither Agree nor Disagree	15.6%	64
Somewhat Disagree	4.4%	18
Strongly Disagree	7.6%	31

Please rate the overall quality of the customer service you received.



Excellent	31.2%	129
Very Good	25.8%	107
Good	21.5%	89
Needs Improvement	12.3%	51
Poor	9.2%	38

Source: HCV Participating Landlord Customer Survey, September 2015, 410 Respondents



Questions & Comments

