



“Housing Our Heroes” – Landlord Benefits *The 1,000 Homeless Veterans Initiative*

The San Diego Housing Commission (SDHC) and the City of San Diego are partners in The 1,000 Homeless Veterans Initiative to provide housing for up to 1,000 homeless Veterans in the city within one year, a new initiative of **HOUSING FIRST – SAN DIEGO**, SDHC's landmark three-year Homelessness Action Plan (2014-17).

There are a number of incentives for landlords with rental properties in the city of San Diego (ZIP code 92037 and ZIP codes that begin with 921, excluding 92118) who wish to rent to homeless Veterans under the “Housing our Heroes” campaign, one of four components of The 1,000 Homeless Veterans Initiative, which is a two-year funded program.

The initiative will invest close to \$12.5 million over two years in Federal, City, and SDHC resources to provide housing opportunities for homeless Veterans who are living on the streets or in shelters in the city of San Diego.

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- **Pre-inspections** – To expedite the rental process, SDHC will pre-inspect units to qualify them to be rented to Veterans who have qualified for a housing voucher. The inspection certification is good for 60 days. In addition, the unit does not need to be occupied.
- **Landlord incentive payments** – Landlords will receive \$500 for the first apartment they rent to a homeless Veteran under this initiative and \$250 for each additional unit.
- **Contingency fund** – Up to \$1 million is set aside to help landlords cover expenses, such as repairs that exceed security deposits upon move-out or rent due to unforeseen vacancies. Landlords will file claims for reimbursements.
- **Security deposits/utility assistance** – \$1,500 in security deposits and \$100 in utility assistance per household.
- **Rental listings** – [Free online listings](#) include photos, maps and information about rents, deposits, accessibility features and neighborhood amenities. Visit www.sdhc.org
- **Application and credit check assistance** – SDHC will provide financial assistance for credit checks and application fees.
- **Landlord liaison** – SDHC will provide dedicated housing specialists to answer landlords' questions.
- **Tenant placement assistance** – Using a database, SDHC will match Veteran participants with potential apartments, based on eligibility and housing preferences.
- **Landlord Selects Tenant Applicant** – Landlords retain the right to pre-screen and select the Veteran tenant.
- **Supportive services** – All Veteran participants must be referred by SDHC partner agencies or organizations that provide supportive services to homeless Veterans.
- **Consistent Services Provided** – Participants will be assigned a case manager through a local service provider. All participants placed through “Housing Our Heroes” will have a monthly check-in with his or her provider.
- **Veterans Affairs Supportive Housing (VASH) voucher rent payments** – For those choosing to rent to VASH Veterans, SDHC obtained a waiver from the U.S. Department of Housing and Urban Development (HUD) that allows for up to 20 percent higher rent payment amount with a VASH voucher, effective February 1, 2016. These Federal housing vouchers do not expire as long as the individual continues to meet qualifying criteria, such as income eligibility.



The 1,000 Homeless Veterans Initiative “Housing Our Heroes” – Landlord Benefits (Cont.)

The 1,000 Homeless Veterans Initiative of SDHC's **HOUSING FIRST - SAN DIEGO** Homelessness Action Plan follows the Housing First model - to provide housing as quickly as possible, with supportive services as needed.

In addition to Landlord Outreach – “Housing Our Heroes,” the other three critical program components of The 1,000 Homeless Veterans Initiative are:

2. Rapid Re-Housing Assistance

Homeless Veterans Assisted: Up to 600 homeless Veterans will be provided housing opportunities with supportive services. Veterans need not have honorable discharge to be eligible.

Program provides: Rental payments to Veterans and their families who become homeless because of an unexpected life experience, such as a job loss, domestic violence, or medical crisis. The program will cover up-front move-in costs, such as security deposits and utility deposits. The funds will also be used to provide supportive services, such as case management and client outreach. Rapid Re-housing funds are awarded to nonprofit or for-profit organizations who apply for these funds through a competitive Notice of Funding Availability. These funds are paid directly to the landlord.

3. SDHC Federal VASH Vouchers

Homeless Veterans Assisted: 300 chronically homeless Veterans with an honorable discharge and a disabling condition who need supportive services and who qualify for the Veterans Affairs Supportive Housing (VASH) voucher program of the U.S. Department of Housing and Urban Development (HUD).

Program provides: Rental housing vouchers from the HUD VASH voucher program, which provides rental assistance administered by SDHC and supportive services through the VA San Diego Healthcare System. To help homeless Veterans find an apartment, SDHC obtained a waiver from HUD that allows for up to 20 percent higher rent payment amount for a VASH Voucher, effective February 1, 2016. These Federal housing vouchers do not expire as long as the individual continues to meet qualifying criteria, such as income eligibility.

4. SDHC Federal Housing Vouchers with Supportive Services

Homeless Veterans Assisted: 100 homeless Veterans who are not eligible for the Federal VASH Vouchers.

Program provides: Housing for homeless Veterans with supportive services, such as mental health counseling, substance abuse treatment programs, job training skills and health services. SDHC will award Federal HUD Sponsor-Based Housing Vouchers to nonprofit or for-profit organizations – chosen through a competitive process – to provide rental assistance to homeless Veterans to help pay for their housing.

All participants of The 1,000 Homeless Veterans Initiative must be referred by SDHC partner agencies or organizations that provide supportive services to homeless San Diegans.

It is important that homeless Veterans add their names to a database that assesses their housing needs and vulnerability, which will help identify those who are most in need. Agencies that will be able to add homeless Veterans to this Coordinated Assessment database, and are located in the downtown area, are Neil Good Day Center and The Joan Kroc Center at Father Joe's Villages.

Funding Sources: A grant from the City of San Diego resulting from the ground lease of San Diego Square; proceeds from SDHC's pending sale of Hotel Metro; HUD VASH Voucher Administration Fees; HUD Extraordinary Administrative Fees for VASH Vouchers; HUD VASH Rental Assistance; and HUD Sponsor-Based Housing Voucher Rental Assistance.

