



# Housing Instability Prevention Program

The Housing Instability Prevention Program (HIPP) helps pay rent and other housing-related expenses for families in the City of San Diego with low income and unstable housing situations, such as facing eviction for nonpayment of rent.

Funding is limited. With current funding, the program can assist approximately 300 households.

The San Diego Housing Commission (SDHC) will identify potential participants from referrals, from 2-1-1 San Diego. Housing Specialists will contact those households to confirm and verify if they qualify for help.

Assistance payments will begin in September 2022. HIPP will operate through June 2024.

SDHC operates this program for the City of San Diego.

## Contact

Phone: **(619) 578-7768**

Email: **[HousingFirstSanDiego@sdhc.org](mailto:HousingFirstSanDiego@sdhc.org)**

## Help the Program Provides

The program pays \$500 per month for up to 24 months for qualifying households in the City of San Diego and assist with housing-related expenses such as security deposits, past-due rent, utilities, application fees or furniture, depending on the family's need. Payments are made directly to the approved vendor, such as the landlord or utility company.

## Who is Eligible?

Immigration status does not affect eligibility for this program. Program participants are required to meet the following criteria when they join the program:

- Live in the City of San Diego.
- At risk of homelessness because they currently do or would spend more than 60 percent of their gross income on housing in San Diego's rental housing market.
- Experience a housing crisis, such as facing eviction for not paying rent or utilities or staying with friends or family who have asked them to leave.
- Have no alternative housing options.
- Lack the money and support network (for example, family and friends who may be able to help) to resolve their housing crisis.

- Have household income at or below 80 percent of San Diego's Area Median Income, currently \$104,100 per year for a family of four.
- Demonstrate the ability to pay their portion of the rent for the following month.
  - This program can pay \$500 per month toward rent. The tenant is responsible for paying the remainder of the rent owed each month.
- Have assets such as bank accounts or retirement savings that total less than \$2,000.
- NOT currently receiving ongoing rental assistance from another program.

The Housing Instability Prevention Program uses a Homelessness Prevention Assessment Tool to identify indicators that the household is more likely to experience homelessness as a result of their current housing crisis. In addition, the program gives priority to the following types of participants:

- Age 55 or older
- Any age with a disability
- Families with a child age 5 and younger
- Transition-age youth (ages 18 -24)



## Confirming Eligibility

From September 2022 through March 2023, SDHC Homelessness Prevention & Diversion Housing Specialists will reach out to families that 2-1-1 San Diego has referred to SDHC. Housing Specialists will ask questions to determine the most appropriate services based on the program's eligibility criteria and each household's self-identified needs. Housing Specialists will work with the families to verify their eligibility and develop a Housing Stability Plan.

## Housing Stability Plan

The Housing Stability Plan outlines activities that address how the participant will maintain housing stability and retain permanent housing after the Housing Instability Prevention Program's assistance ends. It incorporates:

- Short- and long-term housing goals that outline tasks for both participants and staff, including connecting to resources and submitting needed referrals, establishing timeframes for completion and statuses
- Ongoing review of participant's budget, including projections that assist the participant in assuming full rent payments after assistance ends

The plan must be developed with the participant and updated as significant changes in the participant's circumstances are identified.

## Additional Services

Program participants will receive case management services and access to SDHC's Landlord Engagement and Assistance Program (LEAP) to help with housing placement and stability.

Case management includes:

- Assessment of strengths, needs and barriers to stable housing
- Connection to mainstream resources, such as affordable housing units
- Development of a Housing Stability Plan
- Development of a household budget
- Housing search assistance
- Landlord mediation

LEAP incentives and benefits include:

- Incentive payments for landlords: \$500 for the first unit rented to a participant and \$250 for each subsequent unit rented through this program.
- Move Expenses: pays for application fees, holding deposits, security deposits, renter's insurance, and other housing-related expenses to remove barriers to accessing housing quickly
- Landlord Contingency Fund: Reimbursement of expenses that exceed the security deposit amount upon move-out to pay for repairs and unpaid rent.
- Landlord Liaison: dedicated landlord liaisons and staff available to answer landlord questions and provide mediation services.

