

# Rental Assistance Program

We're About People



More than 17,000 low-income households in the city of San Diego receive federal Section 8 Housing Choice Voucher rental assistance from the San Diego Housing Commission (SDHC), making rental assistance SDHC's largest program.

- More than 60 percent of SDHC's rental assistance households are seniors or individuals with disabilities.
- SDHC's Housing Choice Voucher households pay a predetermined portion of their rent. SDHC pays the remainder of the rent directly to the landlord.
- The majority of the households that receive rental assistance from SDHC have annual income up to 30 percent of the San Diego Area Median Income (AMI) – approximately \$41,350 a year for a family of four.
- The Housing Choice Voucher rental assistance program is funded by the U.S. Department of Housing and Urban Development (HUD).
- SDHC also utilizes the same federal funds to provide rental housing vouchers to programs that address homelessness in the city of San Diego.



*Federal rental assistance participant Michael*

## Who Is Eligible?

- People who live or work in the city of San Diego
- Extremely low-, very low-, and low-income families whose combined annual incomes are less than 80 percent of San Diego's AMI – approximately \$110,250 for a family of four
- Active-duty military and Veterans
- Low-income seniors age 62 or older
- Individuals who have disabilities
- Individuals experiencing homelessness

## Landlords

- More than 4,800 landlords in the city of San Diego rent to Housing Choice Voucher program households.
- SDHC provides payments to landlords through direct deposit.
- Through the Landlord Portal on SDHC's website, participating landlords may access information 24 hours a day, 7 days a week, such as: unit inspection results, their ledger balance, caseworker assignments, and online forms.

## SDHC Rental Assistance Wait List Portal

- Because funding is limited, there is a waiting list for federal rental assistance from SDHC, with an average wait time of approximately 12 – 15 years.
- SDHC's Rental Assistance Wait List Portal makes it possible for applicants to submit a new application and check their wait list status from anywhere they have Internet access.



## Moving to Work Program

- SDHC is one of only 39 original MTW agencies out of approximately 3,200 public housing authorities nationwide. The U.S. Department of Housing and Urban Development (HUD) announced the addition of 87 MTW agencies in 2021 and 2022.
- MTW status from HUD allows SDHC the flexibility to design and implement more innovative approaches for providing housing assistance.
- SDHC's MTW initiatives include the SDHC Achievement Academy and Path to Success.

## SDHC Achievement Academy

- The San Diego Housing Commission's (SDHC) Achievement Academy is a learning and resource center available at no cost for individuals and families with low income in the City of San Diego.
- Programs emphasize career planning, job skills, job placement and personal financial education, such as budgeting and credit, to help individuals and families become more financially self-reliant.

## Path to Success

- SDHC's Path to Success initiative encourages federal rental assistance families to become more financially self-reliant.
- Path to Success modified the method used to determine the monthly rent payment amounts for SDHC's federal rental assistance families and public housing residents. The new rent methodology was designed to motivate families to increase earnings.
- In addition, Path to Success set minimum monthly rent payment amounts for participants who are identified as able to work (Work-Able).
- There is no minimum monthly rent payment for Elderly/Disabled families, which are households in which all adult family members are 55 or older, disabled, or a full-time student ages 18 to 23.



*Tre Léna (center) is pursuing her nursing career again and on her way to becoming financially self-reliant*

Effective July 1, 2024: Elderly/Disabled families will be households in which all adult family members are 62 years or older, disabled, or a full-time student ages 18 to 23.

There will be no change to households currently established as "elderly", with members aged 55 to 61 years old. These families will keep the elderly/disabled designation and be grandfathered into the new policy.