San Diego Housing Commission (SDHC)
Section 8 Housing Choice Voucher (HCV) Program: Special Programs
Presentation to the SDHC Board of Commissioners
March 15, 2024

Azucena Valladolid
Executive Vice President of Rental Assistance and Workforce Development
San Diego Housing Commission

Maria Christopher
Vice President of Special Programs
Rental Assistance Division
SDHC – HCV Special Programs
Introduction

• Rental assistance dedicated for specific populations, including vulnerable San Diegans, people at risk of homelessness or those experiencing homelessness.

• Includes non-traditional HCV programs such as:
  – Moving to Work (MTW) Rental Assistance Programs
  – U.S. Department of Housing and Urban Development (HUD) Special Purpose Vouchers
  – Permanent Supportive Housing

• Funding
  – Same pool of federal resources allocated to SDHC for Section 8 Housing Choice Vouchers
  – HUD special purpose funding allocations

• Includes collaboration with stakeholder partners to provide comprehensive housing services and resources to vulnerable populations to promote housing stability.
# SDHC – HCV Special Programs Summary

<table>
<thead>
<tr>
<th>Program</th>
<th>Total Vouchers Committed</th>
<th>Vouchers Dedicated to Addressing Homelessness</th>
</tr>
</thead>
<tbody>
<tr>
<td>Project-Based Housing Vouchers</td>
<td>3,480</td>
<td>2,654</td>
</tr>
<tr>
<td>Sponsor-Based Housing Vouchers</td>
<td>1,018</td>
<td>1,018</td>
</tr>
<tr>
<td>Veterans Affairs Supportive Housing (VASH)</td>
<td>1,385</td>
<td>1,385</td>
</tr>
<tr>
<td>Local Non-Traditional (Monarch School Project, Guardian Scholars Program, Short-Term Transitional, Moving On)</td>
<td>222</td>
<td>222</td>
</tr>
<tr>
<td>Mainstream Vouchers</td>
<td>258</td>
<td>83</td>
</tr>
<tr>
<td>Emergency Housing Vouchers</td>
<td>501</td>
<td>501</td>
</tr>
<tr>
<td>Family Unification Program (FUP)</td>
<td>175</td>
<td>50</td>
</tr>
<tr>
<td>Enhanced Voucher</td>
<td>172</td>
<td>0</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>7,411</strong></td>
<td><strong>5,913</strong></td>
</tr>
</tbody>
</table>
• SDHC is one of 39 original MTW agencies out of approximately 3,200 public housing authorities nationwide.

• MTW designation from HUD provides flexibility to design innovative, cost-effective ways to provide housing assistance.

• **SDHC’s MTW Rental Assistance Initiatives include:**
  – Sponsor-Based Rental Assistance
  – Moving On Rental Assistance
  – Short-Term Transitional
  – Monarch School
  – Guardian Scholars
SDHC – HCV Special Programs
MTW Programs

- **Sponsor-Based Housing Vouchers**: 1,018 Vouchers Awarded to nonprofit organizations (sponsors) that provide supportive services to San Diegans experiencing homelessness.

- **Moving On**: up to 50 Subsidies Vouchers dedicated to households that previously experienced homelessness who are ready to transition out of permanent supportive housing but still need rental assistance.

- **Short-Term Transitional (STT)**: 47 Vouchers Transitional housing program for adults to move them from unsheltered homelessness and stabilize them before moving into permanent supportive housing. Supportive services are provided by local agencies, and the referrals come from the provider.

*Ysidro, Sponsor-Based Housing Voucher Participant*
• **Monarch School Project**: 25 Subsidies
  Provides tenant-based rental assistance and supportive services to families experiencing homelessness with school-aged children attending Monarch School, one of the few schools in the nation serving children experiencing homelessness. The families are referred by the supportive service provider.

• **Guardian Scholars Program**: up to 100 Subsidies
  Partnership with San Diego State University (SDSU) to provide tenant-based rental assistance to college students who have been homeless or are exiting the foster care system and attending SDSU. The students are referred by SDSU.
Special Purpose Vouchers are a type of HCV that HUD issues to focus rental assistance resources on specific populations to:
- Advance a community’s plan to end homelessness
- Support a community’s equity outcomes
- Engage with people with lived experience of homelessness and involvement with various systems

These programs require engagement with partners and providers.

**SDHC’s Special Purpose Vouchers include:**
- Veteran Affairs Supportive Housing (VASH)
- Family Unification Program (FUP)
- Mainstream/Non-elderly Disabled (MSV/NED)
- Emergency Housing Vouchers (EHV)
• **Veterans Affairs Supportive Housing (VASH):** 1,385 Vouchers
  Combines HUD HCV rental assistance with clinical health and case management services provided by the U.S. Department of Veterans Affairs (VA) for veterans experiencing chronic homelessness.

• **Family Unification Program (FUP):** 175 Vouchers
  Collaboration with a Public Child Welfare Agencies (PCWAs) to reunify families at risk of out-of-home placement or assist youth ages 18-24 who have exited or will exit foster care and are experiencing or at risk of experiencing homelessness.
• **Mainstream Vouchers (MSV):** 258 Vouchers
   Tenant-based rental assistance for families with at least one non-elderly family member with a disability (ages 18-61).
   – 83 are specifically for households experiencing homelessness.

• **Non-Elderly/Disabled (NED)** 200 Vouchers
   Tenant-based rental assistance for families whose head of household, spouse or co-head of household is non-elderly (age 18-61) and has a disability.
**Emergency Housing Voucher:** 501 vouchers
Help pay rent for people experiencing homelessness or at risk of experiencing homelessness, including those who are fleeing domestic violence, dating violence, sexual assault, stalking, or human trafficking.
Permanent supportive housing combines rental assistance with access to supportive services to address the needs of people experiencing homelessness.

- Services are designed to build independent living and tenancy skills and connect people with community-based health care, treatment and employment services.

For individuals or families experiencing homelessness

- Matched through Coordinated Entry System (CES)
- Voucher households are paired with supportive services from a partner agency
- Housing First Model

Examples of Permanent Support Housing Programs:

- Sponsor-Based Housing Vouchers
- Veteran Affairs Supportive Housing
- Project-Based Housing Vouchers
Core Components of a Housing First Approach

- Housing-Focused
- Person-Centered
- Low-Barrier
- Harm Reduction

- Focuses on providing appropriate housing options as quickly as possible, with as few requirements or conditions as possible, and access to supportive services, as needed.

- Best practice recommended at the federal, state and local levels.
Supportive Services may include but are not limited to:
- Case Management
- Mental Health Services
- Life Skills Training
- Healthcare Services
- Education Services
- Behavioral Healthcare
- Employment Services
- Substance Use Services
SDHC – HCV Special Programs
Project-Based Housing Vouchers

• **Project-Based Housing Vouchers (PBV):** 3,480 Vouchers
  Rental assistance is tied to a specific unit. SDHC expanded the use of these housing vouchers to address homelessness.

• **PSH PBVs**
  – For individuals experiencing homelessness
  – Matched through Coordinated Entry System (CES)
  – Vouchers are paired with on-site supportive services from a partner agency.

• **Non-PSH PBVs**
  – Serve households with low income who are not experiencing homelessness or other special populations
  – Selected from PBV-specific wait list
SDHC – HCV Special Programs
Landlord Engagement and Assistance Program

- LEAP Benefits include:
  - $500 leasing incentive for first unit rented, $250 for each additional unit
  - Security deposit grant of two times the rent
  - Vacancy Loss Payment
  - Housing Location Support
  - Dedicated SDHC staff to answer landlord’s questions

(Left to Right) VASH participant David and LEAP participating landlord Tom
Questions & Comments