



SAN DIEGO  
HOUSING  
COMMISSION

We're About People

# Housing Authority of the City of San Diego Informational Report from the Executive Director

Housing Authority Agenda Item #1  
July 22, 2025

Lisa Jones  
Executive Director  
Housing Authority of the City of San Diego



# Transportation, Housing and Urban Development Appropriations Bill

- U.S. House of Representatives version released July 13
- Bill was considered at the House Appropriations Committee July 17 and passed along party lines, 35-28
- Proposed funding:
  - Intended to maintain tenant-based rental assistance for more than two million households nationwide that currently receive assistance.
  - Increase funding for project-based rental assistance and homelessness grants.
  - Reduce funding for costs to administer rental assistance and for public housing.
  - No funding in Fiscal Year 2026 for the HOME Investment Partnerships Program
- Bill may change as it goes through the House and Senate.
- A Continuing Resolution instead of a federal budget remains a possibility.



## “One Big Beautiful Bill” Act Signed Into Law

- No direct impact on SDHC or U.S. Department of Housing and Urban Development (HUD) housing and homelessness programs.
  - *“Because of the complicated rules governing the reconciliation process, HUD housing assistance is not directly impacted by the reconciliation package.”* —National Low Income Housing Coalition
- Establishes permanent policy for Opportunity Zones
  - Census tracts with underinvestment for decades. Investment will benefit from preferential tax treatment.
- Expands Low-Income Housing Tax Credits that support affordable housing development.
  - 12.5% allocation increase for 9% tax credits
  - For projects with 4% tax credits, the law requires 25% of financing to be from Multifamily Housing Revenue Bonds instead of 50% for projects with 4% tax credits (for bonds issued before 2030)
- Cuts to Medicaid and Supplemental Nutrition Assistance Program (SNAP)



# Opinion

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## Gutting housing aid would hammer poor families

By Lisa C. Jones

The Trump administration's proposal to gut the federal funding for the Section 8 Housing Choice Voucher program, which helps lower income families nationwide pay their monthly rent, will produce catastrophic results that potentially would extend into the broader economy and every community across the country. While shredding the safety net that supports housing for millions of households, it could also lead to a new mortgage crisis among "mom-and-pop" landlords who rent to the families these funds support.

The investment of roughly \$2.4 billion per month into the economy in communities nationwide is at stake. These are the federally funded rental assistance payments that housing authorities like the San Diego Housing Commission make directly to landlords on behalf of households with low income in the Section 8 Housing Choice Voucher program. In the

city of San Diego, it is approximately \$25 million per month.

Eligible, low-income Section 8 Housing Choice Voucher recipients pay a portion of their income each month toward the rent for their home. A public housing authority, which administers federal rental assistance funds, then pays the remainder of the rent directly to the landlord.

Those federally funded payments make quality rental homes affordable for older adults in their golden years, people with disabilities that limit their earning potential, single parents struggling to provide for their children and working families who can't keep up with rising costs in the housing market. More than 3 million households nationwide receive federal rental assistance that allows them to rent a quality home they can afford.

In San Diego, more than 80% of our rental assistance households are extremely low income. That means they earn no more than about \$3,300 per month for

a two-person household. That is about 51% less than the roughly \$6,700 per month a two-person household would need to earn to afford a two-bedroom apartment in one of San Diego's less expensive neighborhoods.

Dramatically cutting rental assistance funding as proposed in the administration's budget likely would result in homelessness for many of these families.

What many policy makers fail to recognize is that most federal rental assistance households are older adults or have disabilities.

More than 600,000 landlords nationwide rent to Section 8 Housing Choice Voucher rental assistance families. They stand to lose a significant portion of their rental income if federal dollars are cut.

Approximately 70% of the property owners in the United States are individuals — sometimes referred to as "mom and pop" landlords — not corporations, according to U.S. Census Bureau data. The San Diego

Union-Tribune has reported that number is about 65% of landlords in the city. Many of these landlords rely on rental income to pay the mortgage on their properties and perform property maintenance, save for retirement or provide income for their family. Drastic reductions in federal rental assistance funding, as has been proposed, would leave housing authorities unable to pay toward the rent for program participants, resulting in landlords potentially being unable to make their mortgage payments.

Now, the administration has proposed cutting \$26 billion from already-insufficient federal rental assistance funding, the largest cut among an overall 43% proposed reduction in the Department of Housing and Urban Development's budget for the next federal fiscal year.

Congressional action is necessary to ensure sufficient funding to provide housing stability for millions of families and avert a greater housing and homeless-

ness crisis nationwide, which would disproportionately impact older adults and people with disabilities who rely on federal rental assistance. By appropriating sufficient funds for the Section 8 Housing Choice Voucher program, Congress also will support continuing economic investment in our communities and stability for "mom-and-pop" landlords who depend on the rental payments made each month on behalf of these families.

Congress must act now to protect our vulnerable neighbors and communities across the country by fully funding the vital Section 8 Housing Choice Voucher rental assistance program.

*Jones is the president and chief executive officer of the San Diego Housing Commission, which administers federal Housing Choice Voucher rental assistance in the city of San Diego. She lives in the College Area.*



# Emergency Housing Vouchers – Requested Waivers from HUD

- SDHC estimates federal Emergency Housing Voucher (EHV) funding is sufficient to cover average EHV housing assistance payments until fall 2026.
- SDHC asked the U.S. Department of Housing and Urban Development (HUD) for regulatory waivers to mitigate the negative impacts of the premature end of federal funding for EHV, including:
  - Allow EHV households with veterans as the head of household to transfer to the Veterans Affairs Supportive Housing (VASH) program.
  - Allow EHV households to retain homelessness designation.
  - Create EHV priority for SDHC wait lists, including project-based vouchers.
  - Allow higher number of household members to occupy smaller units.
  - Allow EHV households to retain higher payment standard.
  - Stop port-in process for EHV from other jurisdictions.
- June 20, 2025, HUD Notice: HUD allows public housing authorities to transition Emergency Housing Voucher families to Housing Choice Voucher program.
  - Emergency Housing Voucher families must be selected through the wait list.
  - HUD will not provide additional funds to transition Emergency Housing Voucher families.





# SDG&E Approval of CARE Applications

- California Alternate Rates for Energy (CARE) program provides discounts on energy costs for households with low income.
- Assembly Bill 2672, enacted in 2024, extends eligibility for these discounts to master-metered, Homekey-funded properties.
- SDG&E informed SDHC that its applications for the CARE program for Valley Vista and Kearny Vista were approved.
  - 30% monthly discount for electricity and gas costs.
    - Valley Vista: \$33,700/month
    - Kearny Vista: \$28,600/month



*Valley Vista Apartments*



*Kearny Vista Apartments*



# State Budget and Legislative Housing Package Signed Into Law

- State budget: No changes to previous proposals. No increase in funding for existing housing programs.
  - \$500 million for Low-Income Housing Tax Credit Program
  - \$120 million for Multifamily Housing Program
  - \$300 million for California Dream for All Program (first-time homebuyer down-payment assistance)
  - \$417 million for areas affected by severe winter storms in California in 2023 and 2024 (federal Community Development Block Grant Disaster Recovery funds)
- California Environmental Quality Act (CEQA) reforms to encourage housing development.
  - Exempts urban infill developments
- Expansion of the Permit Streamlining Act for faster housing permitting and approvals
- Doubling the Renters Tax Credit to up to \$500 for qualified tax filers



# HUD Region IX Administrator Visit to SDHC

## June 12, 2025





# Presidio Palms Grand Opening

June 12, 2025



## Rosecrans Shelter Closing Activities

Resident exits between April 17 through July 20, 2025:

Destination	Clients
Permanent Housing	17
Temporary/Transitional Housing	6
Transfers to Other Shelter Program or Saf Sleeping Programs	93
Institutional Setting	5
Voluntary Exit	17
Total	138



## Rosecrans Shelter Closing Activities (Continued)

Transitions for remaining residents before shelter closing on July 25, 2025:

<b>Interventions</b>	<b>Remaining Clients (as of July 20)</b>
<b>Transfers to Alpha Project 16th and Newton Bridge Shelter</b>	<b>5</b>
<b>Transfers to Alpha Project Harm Reduction Interim Shelter</b>	<b>3</b>
<b>Transfers to FJV Adults and Seniors Interim Shelter</b>	<b>2</b>
<b>Transfers to Rachel's Promise Shelter</b>	<b>1</b>
<b>Transfer to VVSD Veterans Interim Shelter</b>	<b>1</b>
<b>Transfers to Safe Parking Program</b>	<b>1</b>
<b>Undecided</b>	<b>1</b>
<b>Total</b>	<b>14</b>





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