

# Housing Choice Voucher Rental Assistance Updates

We're About People



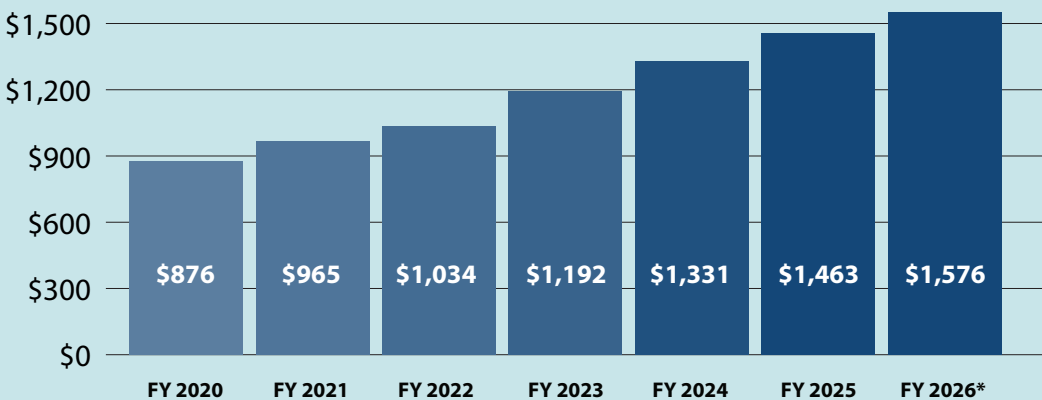
The San Diego Housing Commission (SDHC) is proposing updates to the way it calculates the dollar amount that rental assistance participants contribute toward the monthly contract rent. These updates are necessary to serve as many families as possible among those currently receiving assistance. The updates are needed to prevent some current participating families from losing assistance due to increasing rental assistance costs and insufficient and decreasing federal funding.

1,700

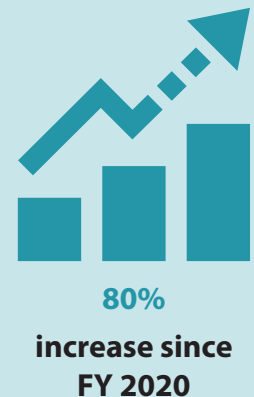
Families currently receiving assistance that  
**WILL LOSE their rental assistance unless updates are implemented**

## Rising Costs

### Housing Voucher Average Monthly Rent Subsidy By Fiscal Year



*This graph displays the average monthly rent subsidy in each fiscal year.  
\*FY 2026 year to date, as of August 31, 2025*



## Declining Federal Funding

Housing Choice Voucher **funding is declining** due to changing policy priorities in Washington, D.C. When a federal Continuing Resolution or Budget is approved, **it will not provide sufficient funding** to resolve the Voucher Funding Deficit SDHC is experiencing.

\$26.6 MILLION

Gap between allocated federal funds and SDHC's actual Housing Assistance Payments  
Fiscal Year 2026 SDHC Budget





## Household Types

SDHC defines rental assistance families as either Elderly/Disabled or Work-Able. Approximately 9,300 rental assistance families are defined as Elderly/Disabled and about 4,950 families are defined as Work-Able.

Elderly/Disabled	Work-Able
62 or older	Under 62
Disabled	Not Disabled
OR	AND
A full-time student ages 18-23	Not a full-time student ages 18-23

## Proposed Updates

The following proposed updates will apply to all households in SDHC's Section 8 Housing Choice Voucher rental assistance program and Public Housing residents. The updates **will not apply** to households with a Veterans Affairs Supportive Housing (VASH) voucher or an Emergency Housing Voucher (EHV).

### Elderly/Disabled Families

- The family contribution would increase to 32% of adjusted income instead of 28.5%.
- There is no minimum family contribution for Elderly/Disabled households.

### Work-Able Families

- Update the minimum family contribution based on minimum wage increases that have occurred in recent years, including the increase to \$17.75 per hour in the City of San Diego in January 2026.
- Minimum family contribution amounts will be set for families with one Work-Able adult, two Work-Able adults or three or more Work-Able adults.
- For families that do not pay the minimum family contribution based on their income, the family contribution will be 40 percent of their adjusted income.

Recommended Minimum Family Contributions (FC) for Work-Able Households Only		
1 Work-Able Adult	2 Work-Able Adults	3 Work-Able Adults
\$580/month	\$1,155/month (approximately \$578 per person)	\$1,735/month (approximately \$578 per person)
Minimum FC is approximately 30% of monthly income working 25 hours/week at \$17.75/hour (\$576.88).	Minimum FC is approximately 30% of monthly income with two adults each working 25 hours/week at \$17.75/hour (\$1,153.75).	Minimum FC is approximately 30% of monthly income with three adults each working 25 hours/week at \$17.75/hour (\$1,730.63).

### Work-Able Examples

#### One Work-Able Adult

Total Contract Rent	Family Contribution*	SDHC Pays
\$2,200	\$580	\$1,620

\*The estimated amounts are based on a household with one Work-Able adult residing in a one-bedroom apartment in the 92119 ZIP Code.

#### Two Work-Able Adults

Total Contract Rent	Family Contribution*	SDHC Pays
\$2,700	\$1,155	\$1,545

The estimated amounts are based on a household with two Work-Able adults residing in a two-bedroom apartment in the 92119 ZIP Code.

#### Three or more Work-Able Adults

Total Contract Rent	Family Contribution*	SDHC Pays
\$3,700	\$1,735	\$1,965

The estimated amounts are based on a household with three or more Work-Able adults residing in a three-bedroom apartment in the 92119 ZIP Code.

*Individual household circumstances, locations and rent amounts will vary.*