



SAN DIEGO  
HOUSING  
COMMISSION

“We’re About People”

# San Diego Housing Commission Promoting Economic Independence Ontario Non-Profit Housing Association Conference November 5, 2016

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# SDHC – Promoting Economic Independence

## Section 8 Housing Choice Vouchers

- The Section 8 Housing Choice Voucher (HCV) rental assistance program is funded by the U.S. Department of Urban Development (HUD) and administered by local Public Housing Authorities (PHAs).
- HUD's role:
  - Establish regulations for the eligibility and administration of the HCV program
  - Fund PHAs for the HCV program and its administration
- San Diego Housing Commission's (SDHC) role:
  - Administer HUD's HCV program within HUD's regulations
  - Administer HCV rental assistance payments directly to participating landlords



## SDHC – Promoting Economic Independence

### Section 8 Housing Choice Vouchers (Continued)

- Federal HCV rental assistance is SDHC's largest program.
- SDHC provided Federal rental assistance to 15,098 families in Fiscal Year 2016 (July 1, 2015 - June 30, 2016).
- SDHC received \$157.2 million in Fiscal Year 2016 from HUD to administer the HCV program.
- SDHC allocated rental payments to 5,568 participating landlords in Fiscal Year 2016.
- 76% of HCV households are extremely low-income (\$25,500 a year for a family of four).
- 56% of HCV families are elderly or disabled.



# SDHC – Promoting Economic Independence

## Section 8 Housing Choice Vouchers (Continued)

- SDHC's HCV waiting list has more than 75,000 applicant families.
- The wait time is approximately 10 years.
- When funding is available, families are selected based on the date and time of when applications were submitted.



*Housing Choice Voucher Orientation  
SDHC Headquarters  
7.8.15*



# SDHC – Promoting Economic Independence

## Moving to Work

- SDHC is one of only 39 public housing authorities nationwide, out of 3,400, to receive a “Moving to Work” (MTW) designation from HUD.
- MTW status allows SDHC the flexibility to design innovative, cost-effective ways of providing housing assistance to low-income families.
- SDHC’s MTW initiatives fulfill the program’s statutory objectives:
  - Use federal dollars more efficiently;
  - Help residents on their path to economic independence; and
  - Improve housing choices for low-income families.



## SDHC – Promoting Economic Independence Path to Success

- Path to Success (PTS) modifies the method used to determine the monthly rent payment amounts for HCV participants.
- PTS identifies HCV rental assistance participants who are able to work (Work-Able).
- PTS encourages the financial self-reliance of Work-Able participants.
- Providing HCV rental assistance to families who are not working requires more Federal funds than assisting working families who contribute toward their rent.
- As Work-Able families contribute more toward their rent, SDHC's goal is to expand the HCV program to those families on the waiting list, if it is financially feasible.



# SDHC – Promoting Economic Independence Path to Success (Continued)

## Goals of PTS:

- National model in initiating/implementing new programs;
- Promote financial self-reliance;
- Simplify administrative processes; and
- Reduce Housing Assistant Payment (HAP) costs in order to assist more low-income families.



## SDHC – Promoting Economic Independence Path to Success (Continued)

### Work-Able:

- At least one household member is under 55, not disabled, and not a full-time student ages 18-23.
- Lower edge of income range is utilized to calculate the Work-Able family's rent payment:

\$12,500 - \$14,999
\$15,000 - \$17,499
\$17,500 - \$19,999
<b>\$20,000 - \$24,999</b>
\$25,000 - \$29,999
\$30,000 - \$34,999
\$35,000 - \$39,999
\$40,000 - \$44,999
\$45,000 - \$49,999
\$50,000 - \$54,999





## SDHC – Promoting Economic Independence Path to Success (Continued)

- Work-Able Households' Minimum Rents:
  - \$300 minimum rent for 1 Work-Able adult
  - \$500 minimum rent for 2+ Work-Able adults
- Allowances include childcare and simplified medical allowances
- 44% of HCV families are Work-Able



## SDHC – Promoting Economic Independence Path to Success (Continued)

### **Elderly/Disabled:**

- Households where all adult family members are 55 or older, disabled, or a full-time student ages 18 to 23.
- The monthly rent payment amount is calculated at 28.5% of the family's monthly income.
- Minimum monthly rent payment amount is \$0
- 56% of HCV families served are Elderly/Disabled.



## SDHC – Promoting Economic Independence HCV Policies

- “Interim” Policy – when HCV household circumstances change between scheduled recertification, such as adding a household member:
  - Waiver of interim for increased income;
  - One interim for decreased income in a 12-month period;
  - 90/20 rule – for families with decrease in income:
    - Decrease must last 90 days before adjustment;
    - HCV participant rent payment amount must decrease at least 20 percent; and
  - No fault of the HCV household.
- Local portability:
  - Restricted to when HCV participants move out of jurisdiction for employment, health, or extenuating circumstances.



## SDHC – Promoting Economic Independence Path to Success Outcomes

- Reduction in average HAP: 5%
- Earned income increased by 19%, on average, for HCV households from Fiscal Year 2013 (July 1, 2012 – June 2013) to Fiscal Year 2016 (July 1, 2015 – June 30, 2016).
- Earned income increased by 10%, on average, for HCV full-time students from Fiscal Year 2013 to Fiscal Year 2016.
- HAP savings from PTS since implementation:
  - Approximately 13% of HAP expenses



## Workforce and Economic Development



# SDHC – Promoting Economic Independence

## SDHC Achievement Academy – Services Provided

- Work readiness workshops
- Access to on-site and off-site job skills training
- Financial education and counseling
- Family Self-Sufficiency (FSS) program
- Access to government benefits programs
- Weekly employer recruitments
- Computer training – free access to computers on-site
- Soft skills (communication, how to work with others, etc.)
- Specialized programs (multigenerational and single parent)



*SDHC Achievement Academy  
Participant meeting with SDHC Workforce  
Readiness Specialist  
7.16.15*



# SDHC – Promoting Economic Independence

## SDHC Achievement Academy – Outcomes

	Fiscal Year 2014 July 1, 2013 – June 30, 2014 (Final)	Fiscal Year 2015 July 1, 2014 – June 30, 2015 (Final)	Fiscal Year 2016 July 1, 2015 – June 30, 2016 (Projected)
Participants receiving all services	1,179	1,667	2,000
Participants Placed	177	187	200
Average Hourly Wage	\$10.75	\$11.55	\$11.60
Increased Credit Score	23	79	100



# SDHC – Promoting Economic Independence

## SDHC Achievement Academy: March 2015 – March 2016

Number of participants receiving specialized services: 1,333

Number of participants enrolled: 862

Number of participants currently employed: 437

### Family Self-Sufficiency (FSS) Program

- 326 individuals are in FSS: 84 in five-year program; 242 in new two-year program





# SDHC – Promoting Economic Independence

## SDHC Achievement Academy

March 2015 – March 2016 (Continued)

### **Participants' Demographics:**

- 49.8% are between 35-54 years old
- 70.5% are female, 26.8% male

### **Highest level of schooling completed:**

- 40.9% have some college or trade school
- 30% have a high school diploma
- 24.5% lack high school diploma or GED
- 49.8% are below the Federal poverty line



# SDHC – Promoting Economic Independence

## SDHC Achievement Academy - Programs

### Workforce Readiness Specialists: 8

Average caseload: 107

Eight Specialties:

Special programs	Youth programs
External/Internal Training Providers	Education
Employer Services	Public Housing Programs
Financial Literacy	Kellogg Grant Program

- Services provided and placements are tracked monthly



## SDHC – Promoting Economic Independence

### SDHC Achievement Academy – Programs (Continued)

- **Monarch School** – HCV rental assistance for up to 25 homeless families with children attending Monarch School
  - 18 families currently enrolled
- **HOUSING FIRST – SAN DIEGO** – 25 SDHC-owned housing units dedicated to homeless San Diegans
  - 25 families currently enrolled and housed
- **Kellogg Program** – Providing services and programs to 60 low-income families living in City Heights neighborhood of San Diego
  - 20 enrolled in first group.



#### ***HOUSING FIRST – SAN DIEGO***

*Shareef (right) along with his fiancée and 2-year-old son setting up their dining room table at their new apartment.*



## SDHC – Promoting Economic Independence

### SDHC Achievement Academy – Programs (Continued)

- **Single-Parent Program** – Provide services to single parent households.
  - More than 60 parents enrolled.
- **Strategies for the Future** – Provide multi-generational programming to youth ages 16-24 and their parents
  - More than 20 families enrolled.
- **Family Self Sufficiency** – Provide services to individuals and families enrolled in the FSS program.
  - Over 300 families enrolled.



*Strategies for the Future Workshop  
SDHC Achievement Academy  
6.21.16*



## QUESTIONS?

