



County of San Diego Housing and Community Development Department and City of San Diego Housing Commission

**“Promoting safe, affordable housing opportunities and improved
communities in the San Diego region”**

May 13, 2014

Clint Magoffin

Daniel Morales



Programs

- Community Development Block Grant (CDBG)
- HOME Investment Partnerships (HOME)
- Emergency Solutions Grant (ESG)
- Housing Opportunities for Persons with AIDS (HOPWA)
- Veterans Affairs Supportive Housing (VASH)
- Mainstream
- Moderate Rehabilitation Program (East County)
- Public Housing (Chula Vista)
- Section 8 Housing Choice Voucher Program

Section 8 Housing Choice Voucher Program



Purpose of the Program

- To assist eligible low-income households by paying a portion of the rent to the owners/landlords
- To ensure assisted individuals and families reside in decent, safe, and sanitary rental housing

Funding for the Program

- Federally Funded
- Disbursed by the U.S. Department of Housing and Urban Development (HUD)

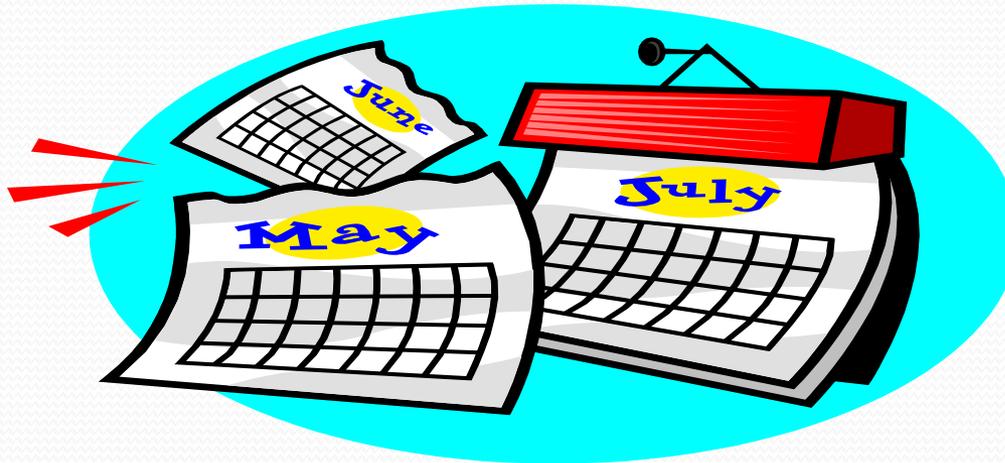


Our Jurisdiction

- HACSD jurisdiction covers the unincorporated areas of San Diego County, and 13 incorporated cities: Chula Vista, Coronado, Del Mar, El Cajon, Escondido, Imperial Beach, La Mesa, Lemon Grove, Poway, San Marcos, Santee, Solana Beach, Vista
- There are five other Housing Authorities within San Diego County: City of San Diego Housing Commission, Encinitas Housing Authority, Carlsbad City Housing Authority, Oceanside City Housing Authority, and National City Housing Authority

Waiting List

- Applicants can apply by phone, mail, in person, or online to get their names on the waiting list.
- Currently we assist almost 11,000 families and have over 70,000 applicants on the waiting list.
- The average waiting time currently is between 8-10 years.



Top Priority Applicants

- Applicants must have income of no more than 50% of area median income
- At least 75% admitted must be extremely low income (30% of AMI)
- Applicants must reside or work in jurisdiction
- Highest priority goes to:
 - Families with dependent children
 - Working Applicants
 - Elderly families (head of household or spouse is 62 years+)
 - Disabled families (head of household or spouse is disabled)
 - Veterans or surviving spouses of veterans (other than dishonorable discharge)
- Family must have legal resident

San Diego County Income Limits

Effective December 1, 2013

FAMILY SIZE	80% of AMI Low Income	50% of AMI Very Low Income	30% of AMI Extremely Low Income
1	44,200	27,650	16,600
2	50,500	31,600	18,950
3	56,800	35,550	21,300
4	63,100	39,450	23,650
5	68,150	42,650	25,550
6	73,200	45,800	27,450
7	78,250	48,950	29,350
8	83,300	52,100	31,250

Eligibility Process

- Applicants are pulled from the waiting list
- Interview may be required
- Applicants will complete HACSD forms with all pertinent information
- Applicants will provide all documentation needed to establish eligibility and to compute assistance



Eligibility Process

- Applicants' criminal histories are obtained from Sheriff's Department and reviewed for prohibited activities
- Prohibited forever:
 - Sex offenders registered with state
 - Convicted of manufacture of meth in federally assisted housing



Zero Tolerance Of Drugs, Crime, and Gangs

The Housing Authority maintains a policy of zero tolerance for gang activity, violent activity, sexual crimes, illegal drug activity, or fraud involving public monies. This means that the commission of a crime such as fraud, bribery or theft, or any acts of violence, sexual offenses, or drug activity, whether or not they are gang related, will not be tolerated.

Approval or Disapproval

- Applicants found not eligible will be notified and advised they may request an informal review to appeal the decision
- Applicants found eligible will be given appointment to attend group briefing



Briefing

- A 2-4 hour large group briefing is held
- A home briefing may be provided, upon request, to a disabled applicant



Purpose of the Briefing

- Provide program information
- Provide all program rules and regulations participants must comply with and how much rent they may pay
- Provide paperwork and information on how assistance can be started
- Obtain signatures on Housing Choice Voucher

Purpose of the Briefing

- Provide information on how applicants may transfer their assistance to areas outside the jurisdiction (portability)
- Provide information on fair housing laws and the forms to file discrimination complaints
- Provide information on low-poverty/minority communities

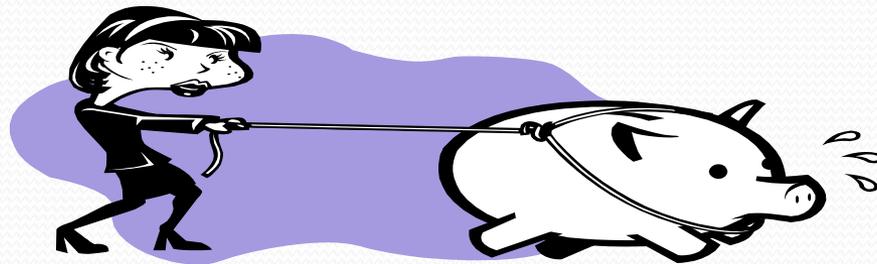
After the Briefing

- Families go shopping for a place
- Units must be rent reasonable (nothing to do with the payment standard)
- Families must pay at least 30% of their monthly adjusted income for rent/utilities
- Families cannot pay more than 40% of their monthly adjusted income for rent/ utilities at first lease up



Initial Approval of Unit

- Family gets landlord to complete forms
- Unit must be rent reasonable (this has nothing to do with the payment standard)
- Family may not pay more than 40% of their adjusted monthly income for rent and utilities (based on a utility chart) if rent and utilities exceed the payment standard



Housing Quality Standards

If unit is eligible for assistance, landlord and family are contacted to set-up appointment for inspection for Housing Quality Standards (HQS). The unit that the family selects must meet acceptable levels of health and safety before the unit can be approved.

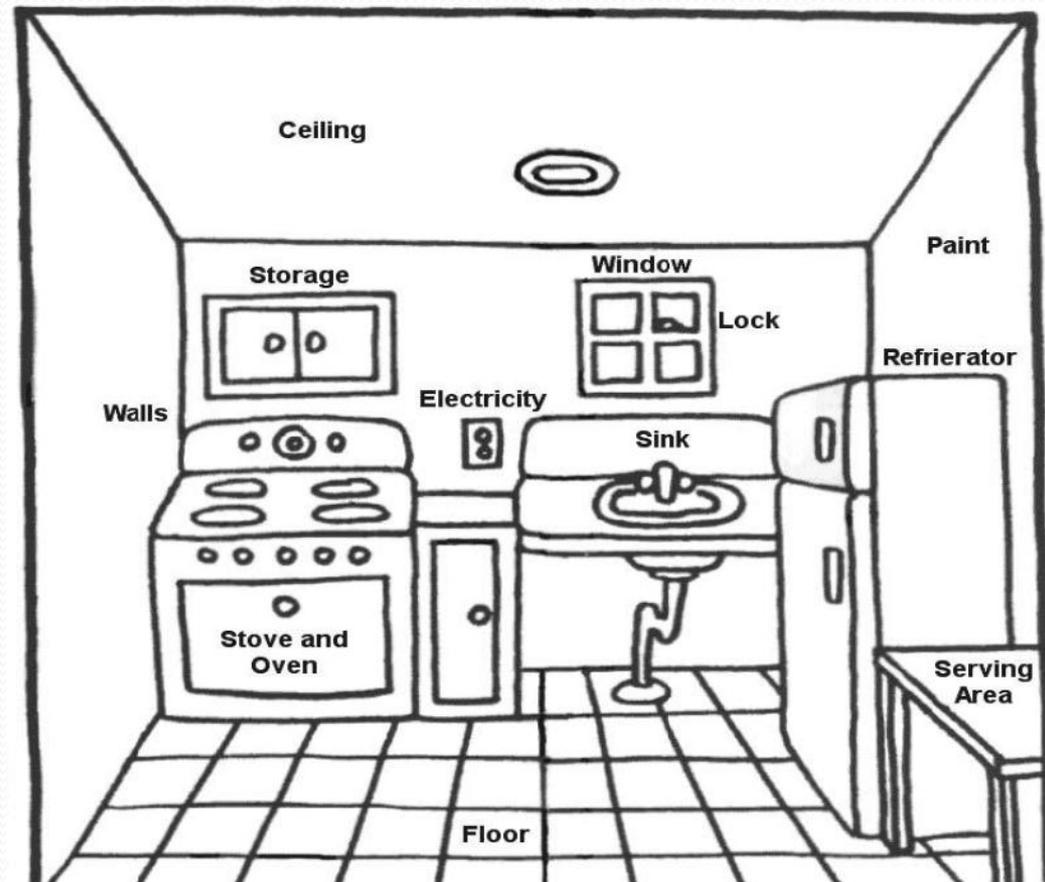


The Kitchen

Food Preparation and Refuse Disposal

Minimum Requirements:

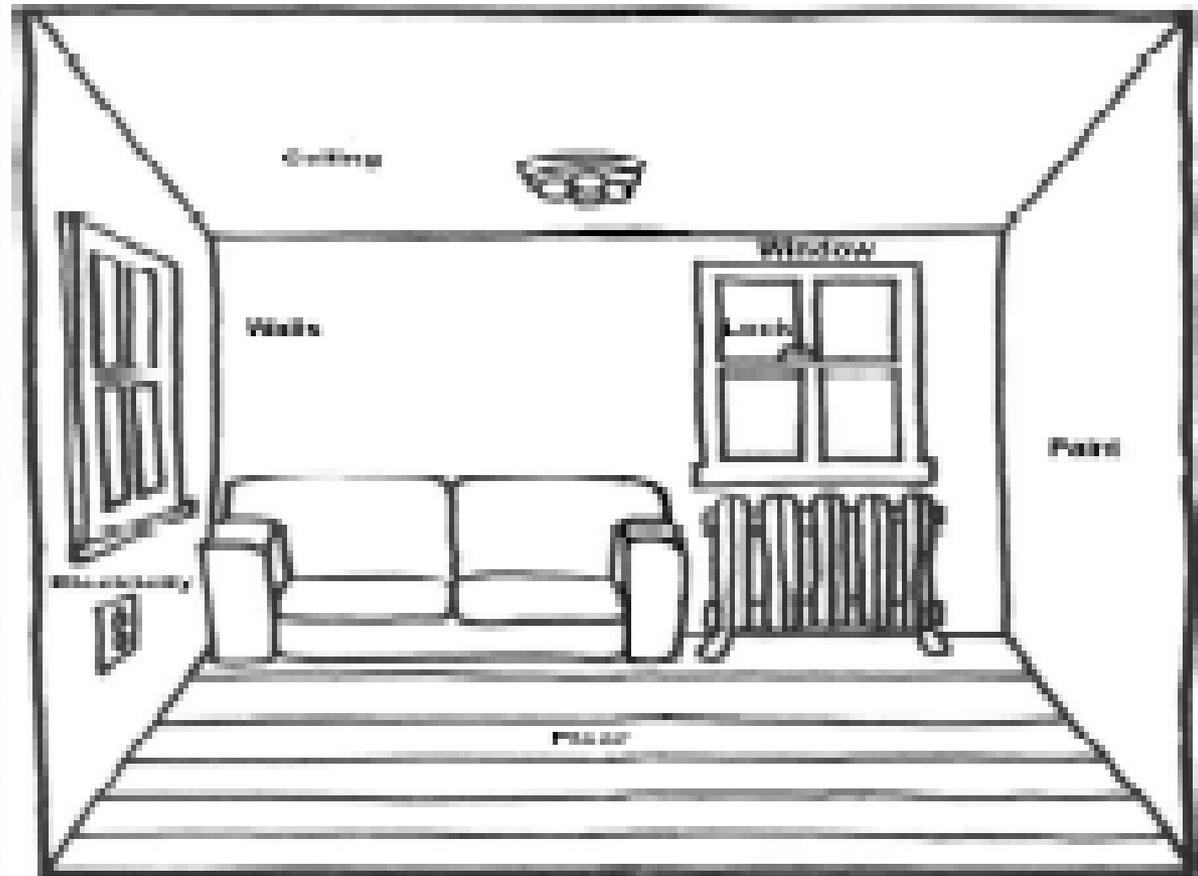
- ☐ 1 working outlet & 1 permanently installed light fixture
- ☐ Space for food storage and preparation
- ☐ Sink with hot & cold running water, which drains
- ☐ Clean oven & stove with all 4 top burners working & operable control knobs
- ☐ Clean & operable refrigerator
- ☐ Facilities & services for sanitary disposal of waste



Living Room - Space and Security

Minimum Requirements:

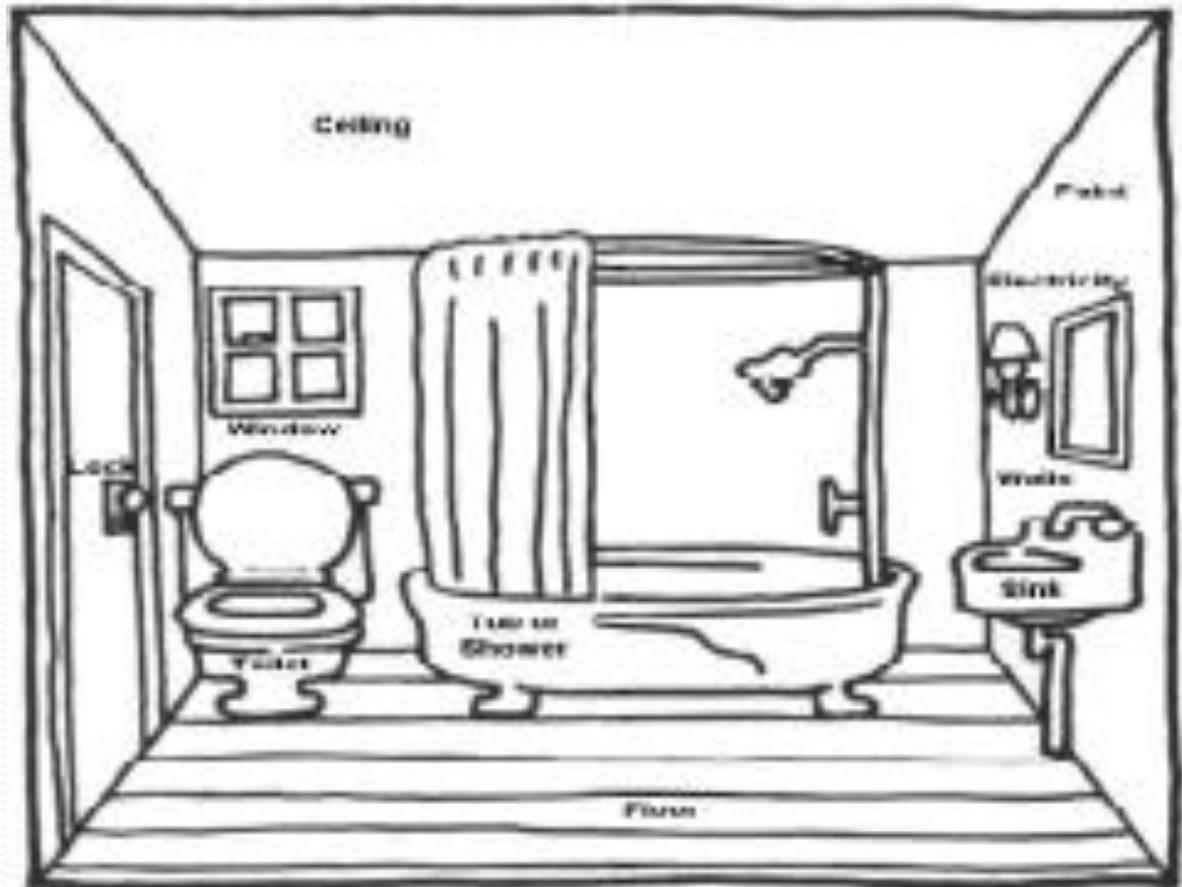
- ☐ 2 outlets or 1 outlet & 1 permanently installed light fixture
- ☐ Must have at least one window (windows and doors are accessible from the outside lockable)



The Bathroom - Sanitary Facilities

Minimum Requirements:

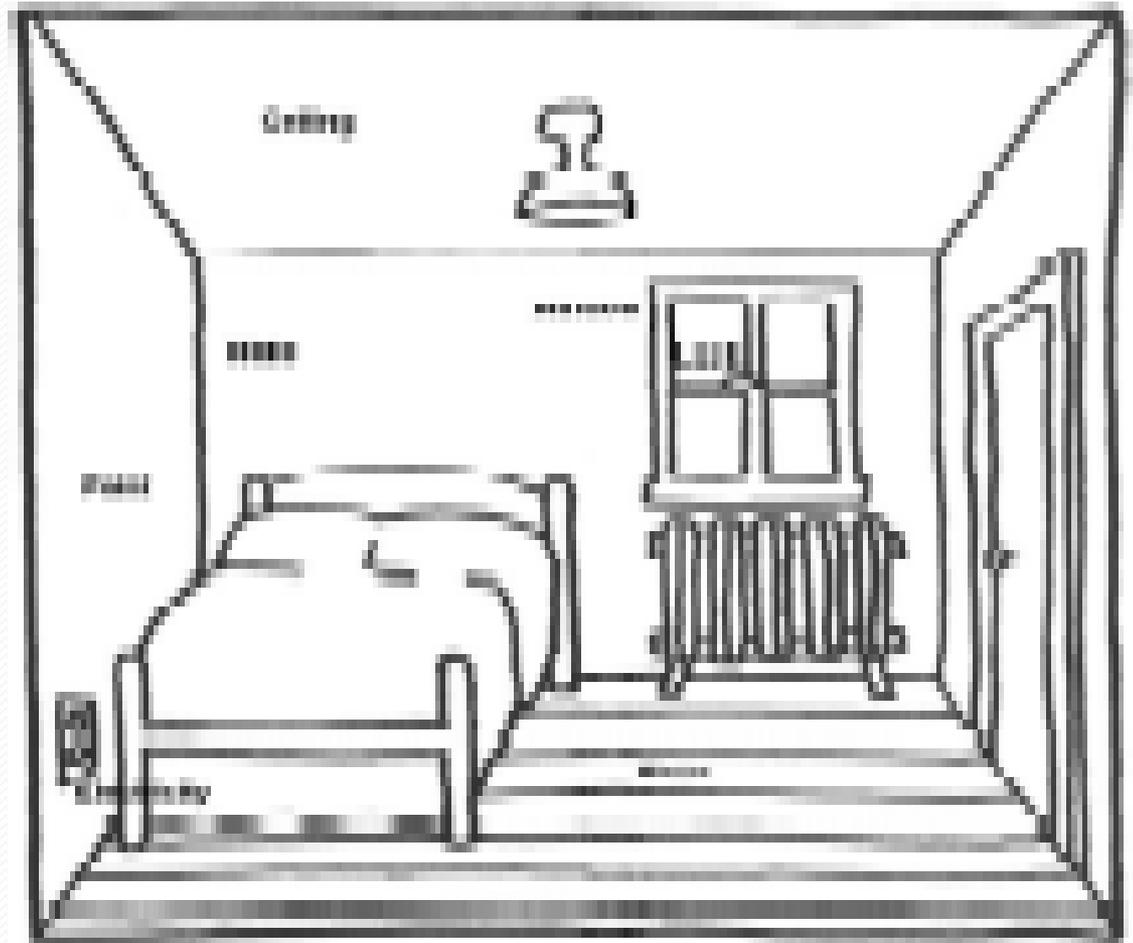
- ☑ At least 1 permanent light fixture
- ☑ In a separate room, with a flush toilet, unclogged, and kept clean, available for exclusive use
- ☑ Fixed basin with hot & cold water running
- ☑ Shower or bathtub with hot & cold water running
- ☑ Connected disposal system
- ☑ At least 1 window or ventilation system



Bedrooms

Minimum Requirements:

- ☑ 2 outlets or 1 outlet & 1 permanently installed light fixture
- ☑ At least 1 window

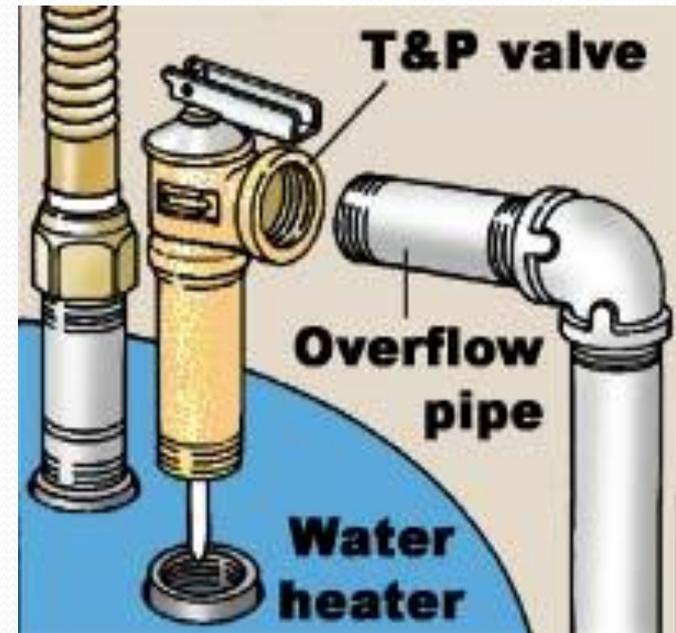
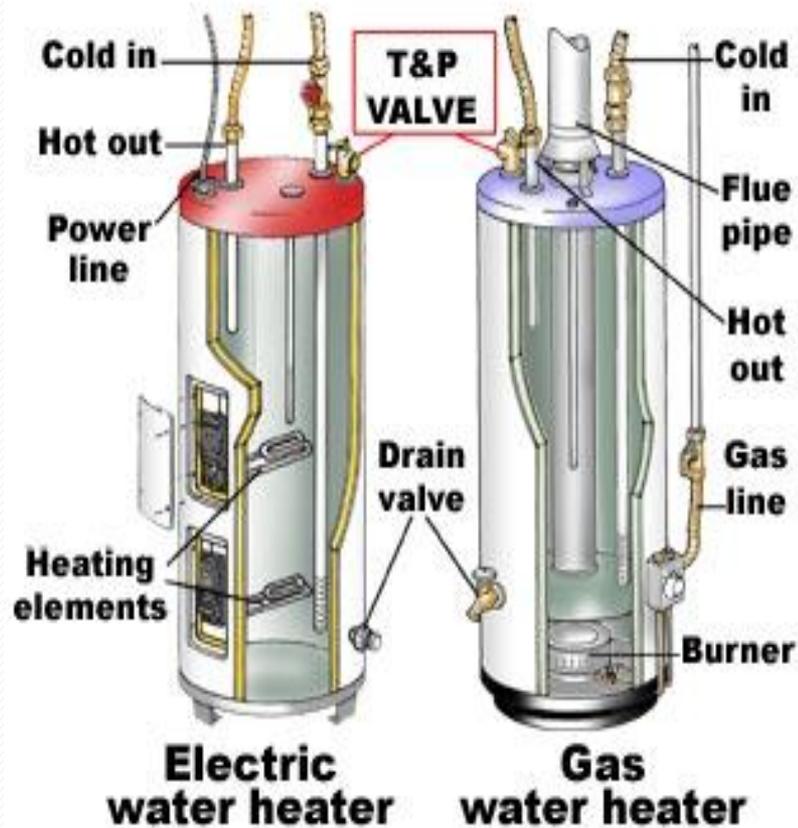


Hoarding

Hoarding is the gathering or accumulation of personal property in excess of one's current needs, which inhibits the unit from being decent, safe, and sanitary, creating a health and safety hazard



Water Heaters



Water Heaters continued

Whether gas or electric, a water heater must have:

- a. A TPR (temperature pressure release) valve.
- b. A discharge pipe of galvanized steel; RIGID copper piping and fittings; or C-PVC (flexible or coiled copper tubing is permitted when tubing or water flow is not restricted. PVC is not allowed).
- c. The discharge pipe shall extend from the valve downward to not less than 6 inches or more than 2 feet above the floor or ground OR extend to the exterior.
- d. The discharge pipe must be the same size as the TPR valve (example $\frac{3}{4}$ ") AND no valve restriction or reducer coupling of any type should be installed between the TPR and the tank or in the discharge pipe.

Elevate gas water heaters 18" above the floor when located in a residential garage.

HQS Update – Electrical Outlets

“Upgraded” Outlets

Many of the cords for today’s appliances contain three-pronged plugs, which can cause problems when an older home does not have three-pronged outlets for these grounded plugs. In the case of older homes, owners often replace two-pronged, ungrounded outlets with three-pronged, grounded type outlets in order to establish appropriate outlets for appliances that have cords with three-pronged plugs

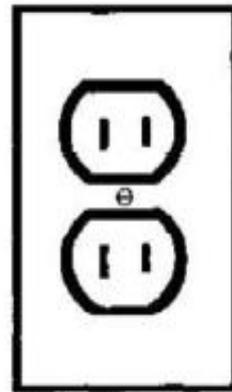


FIGURE 1 UNGROUNDED

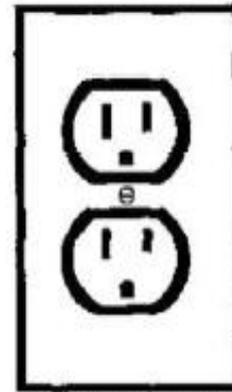


FIGURE 2 GROUNDED

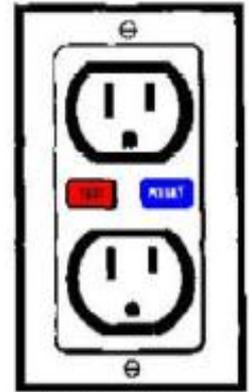


FIGURE 3 GFCI

HQS Update – Electrical Outlets

However, in some cases, owners may replace two-pronged, ungrounded outlets with the three-pronged, grounded type outlets without the necessary rewiring that adds a ground wire to the newly installed, grounded type outlet. Three-pronged, grounded type outlets should not be substituted for ungrounded outlets unless (1) a ground wire is connected to the outlet, or (2) a Ground Fault Circuit Interrupter (GFCI) Breaker or outlet protects the outlet. (Figure 3, outlet option) Installing a new ground wire may require a licensed electrician to install a new wire to the circuit breaker box and may be prohibitively expensive. A more cost-effective method is to protect the outlet with a GFCI, which provides protection to the outlet. If the GFCI senses a difference in current flow between the hot and the neutral terminals, it shuts off the flow of current to the outlet.

Unit passes HQS

- Family must enter into a new lease with the landlord for a term of at least six months
- Landlord must enter into a contract with HACSD for the same term as the lease
- We make monthly payments to the landlord for a portion of the rent (Direct Deposit)



Family Responsibilities

- Family must:
 - comply with the terms of the lease
 - pay the rent to the landlord on time
 - provide requested security deposit
 - maintain unit in move-in condition except for normal wear/tear
 - Not engage in any criminal activities
- Zero tolerance on family damages
 - Family will be responsible for paying the costs of damages caused by the family or guests beyond normal wear and tear
 - May result in termination

Owner Responsibilities

- Owners/Property Managers are free to screen tenants and manage their rental units as they normally would.
- Owners/Property Managers enjoy the security of guaranteed rental payments.
- Collect rent each month from tenants.

Rent Increases

- During the initial lease term, the Owner/Property Manager may not raise the rent.
- The tenant and HACSD staff must receive a 60-day notice of the rent increase in writing.
- Rent increases do not require a new lease. If you wish to execute a new lease, send a copy with your request. (New Leases require New HAP Contracts)
- All rent increases must be approved by HACSD before they can be implemented.

Rent Increases (Cont.)

- The Owner/Property Manager may be asked to provide information on two (2) unassisted units in the same complex with similar lengths of tenancy.
- Rent amounts for assisted tenants may not exceed the rents charged to unassisted tenants in comparable units.
- The Housing Specialist will process the rent increase and send the determination notification to the Owner/Property Manager and tenant once the review is completed.

Lease Terminations

- An Owner/Property Manager may terminate tenancy at the end of any lease term without cause by providing the tenant and HACSD with at least a 90-day written notice to vacate.
- If termination of tenancy is requested during the initial lease term, good cause must be listed on the notice to vacate.
- Owners/Property Managers retain the same rights for terminating tenancy as they do for private market tenants.

HACSD Annual Activities



- Re-determine household eligibility once a year
- Re-determine unit eligibility by HQS inspection once a year



Other Activities

- Process owner requested rent increases
- Lower participant's portion of rent due to an income reduction
- Remove and add people to the household (additions must have owner and HACSD approval, except for birth, adoption, or court awarded custody)



Other Activities

- Inspect unit in response to landlord, public, or participant complaints
- Investigate fraud, criminal activity, and program non-compliance allegations
- Monitor contract with owner for compliance

Impacts of Federal Sequestration

- Federal sequestration took effect on Friday, March 1, 2013, resulting in a 5.1 % reduction to federally-funded programs administered by the Department of Housing and Community Development (HCD).
- Overall department impacts include total budget reductions of approximately \$6 million dollars across multiple programs.



Housing Choice Voucher (“Section 8”) Rental Assistance Program

- At this time, the Housing Authority is not taking any actions that negatively impact our program participants. However, it may result in HCD serving fewer families through attrition and/or voucher cancellation and/or reducing assistance to the families being served; no new participants will be added to the program until funding has stabilized.
- A budget authority reduction of \$5.56 million will result in funding decreasing from approximately \$109 million to \$104 million for calendar year 2013.

Other County HCD Programs

- CDBG, HOME, ESG and HOPWA budget reductions will result in projects and/or programs funded at a lower rate and/or fewer projects funded; projects and programs currently under contract would not be impacted.
- A total budget authority reduction of \$447,000 will result in funding decreasing from \$8.7 million to \$8.3 million for County FY 2013/14.

SDHC – Moving Forward Rental Assistance Program

The San Diego Housing Commission (SDHC) is one of 39 housing authorities nationwide designated as a Moving to Work agency, or Moving Forward as we like to call it.

Our Moving Forward Program (also known as Section 8) provides us flexibility to design a more streamlined program, overseen by the SDHC Rental Assistance Division.

MOVING FORWARD PROGRAM HIGHLIGHTS

- More than 6,000 elderly/disabled clients are now benefitting from a more efficient re-examination process.
- Approximately 3,000 owners participate in our Biennial Inspection process (Rental units inspected once every two years.)
- Our designated “Choice Community” ZIP codes areas have been approved for a higher payment standard.

SDHC – Moving Forward Path to Success

- Path to Success sets minimum monthly rent payment amounts for Housing Choice Voucher and public housing participants who are able to work (Work-Able).
- The minimum monthly rent payment amounts are based on California's minimum wage standards.
- Path to Success was implemented on July 1, 2013.
- Families are placed in one of two groups:
 - Work-Able
 - Elderly/Disabled
- Modified re-examination cycles:
 - Biennial for Work-Able
 - Triennial for Elderly/Disabled

SDHC – Moving Forward Path to Success (cont.)

- Rent calculation simplified
 - Streamlined deductions and allowances
- Work-Able calculation
 - Progressive minimum rents
 - Tiered rent table
 - Total Tenant Payment (TTP) - 30% of adjusted monthly income
- Elderly/Disabled calculation
 - \$0 minimum rent
 - TTP - 28.5% of adjusted monthly income
- Families may apply for temporary hardship exemptions.

SDHC – Moving Forward
Thank You for Participating!

City of San Diego Housing Commission
1122 Broadway, Suite 300
San Diego, CA 92101

For answers to additional questions or concerns,
please contact Cris Bolton, our Owner Liaison, at
(619) 578-7777 extension 88 or by e-mail at
ownerinfo@sdhc.org

www.sdhc.org

Resources

San Diego County Housing and Community
Development

3989 Ruffin Road, San Diego, CA 92123

Monday - Friday 7:30am - 5:00pm

- www.sdhcd.org
- Follow us on Facebook
- Main Number (858) 694-4801
- TDD (866) 945-2207
- Toll Free (877) 478-5478
- FAX (858) 694-4871



Questions?

