



HOUSING CHOICE VOUCHER AND HOUSING OPPORTUNITIES FOR PERSONS WITH AIDS (HOPWA) PROGRAM OVERVIEW

Housing and Community Development Services

January 27, 2021





The Housing Choice Voucher Program was designed to:

- Improve living conditions for low-income families
- Promote housing choice
- Provide safe and affordable housing
- Integrate lower income and minority families

HOUSING CHOICE VOUCHER PROGRAM



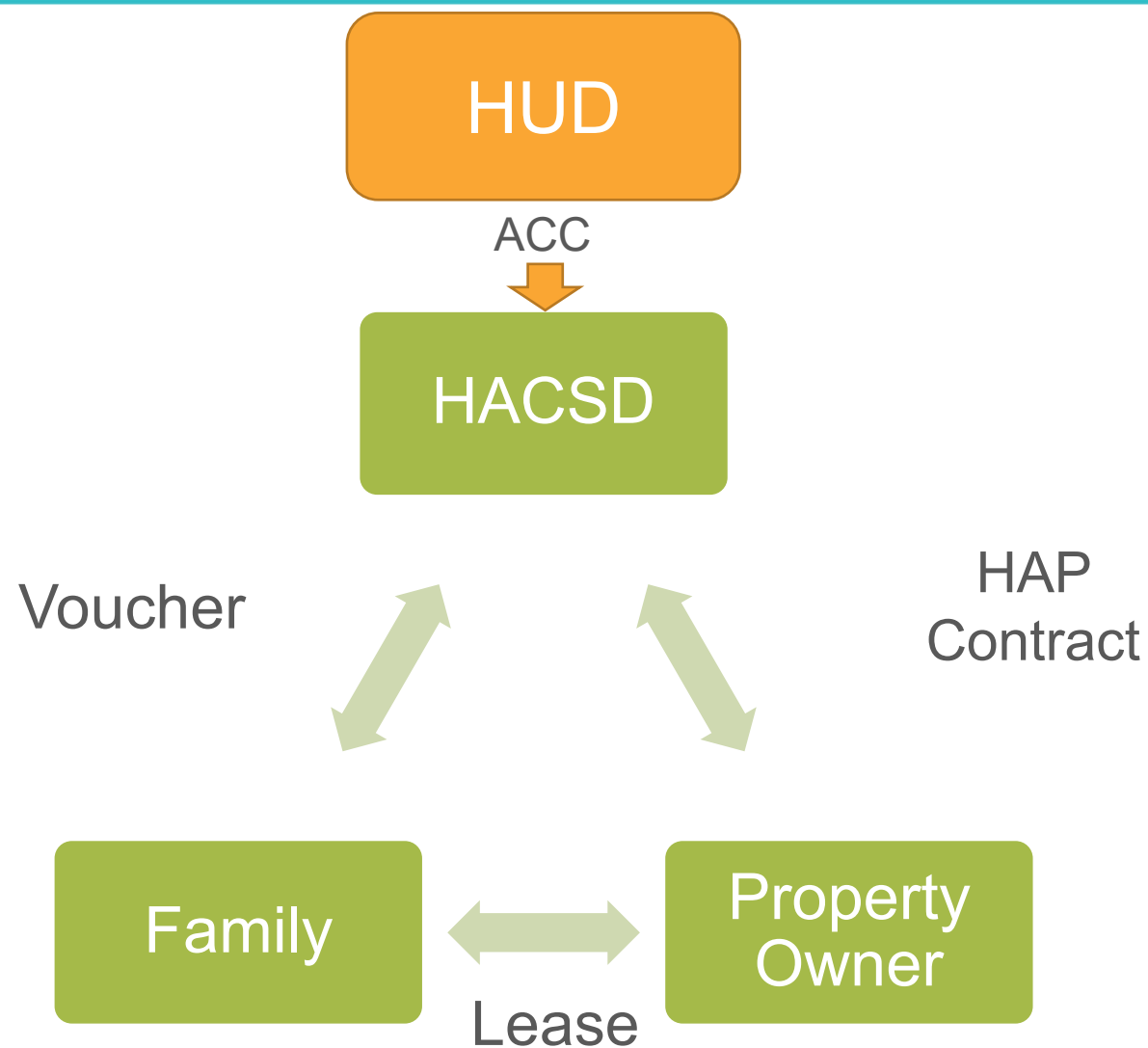
HACSD JURISDICTION



HOUSING CHOICE VOUCHER PROGRAM



LIVE WELL
SAN DIEGO





ELIGIBILITY

- Income adjusted for family size
 - At least 75% of new admissions must be at or below 30% area median income (AMI). Income cannot exceed 50% AMI.
- Open to citizens and certain categories of non-citizens with eligible immigration status
- Subject to criminal background check

INCOME LIMITS

San Diego County Income Limits
Effective April 1, 2020

FAMILY SIZE	50% of AMI Very Low Income	30% of AMI Extremely Low Income
1	40,450	24,300
2	46,200	27,750
3	52,000	31,200
4	57,750	34,650
5	62,400	37,450
6	67,000	40,200
7	71,650	43,000
8	76,250	45,750



WAITING LIST

- Funding for program is limited
- Applicants may apply online, in person, or by phone
- Selected off of waiting list based on date/time of application as well as preference(s)
 - Families who qualify under local preferences move ahead of other families on the list. PHA's have the authority to determine selection preferences that address community priorities and housing needs.
- If determined eligible, family is issued a voucher

HOUSING CHOICE VOUCHER PROGRAM



SUBSIDY DETERMINATION

Payment Standard

- The maximum subsidy payment
- If the contract rent is more than the payment standard, the household pays the difference

Tenant Portion

- Family pays approximately 30% of monthly adjusted income to rent
- Cannot exceed 40% at initial lease-up

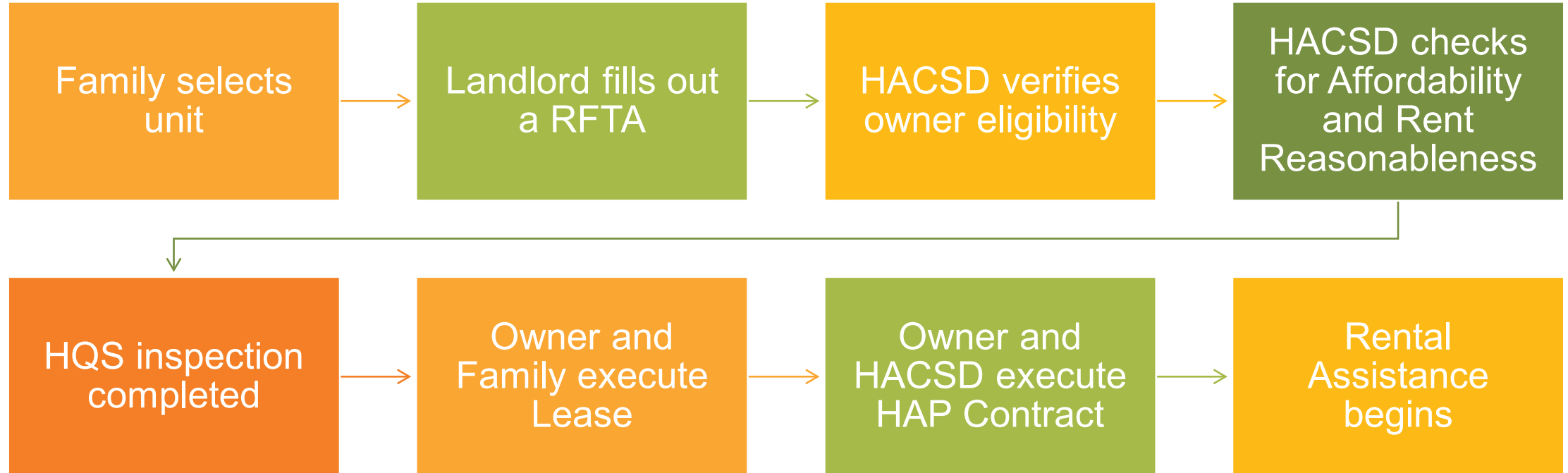
Housing Assistance Payment (HAP)

- The balance of the rent, up to the applicable payment standard paid by PHA
- Paid directly to the landlord

HOUSING CHOICE VOUCHER PROGRAM



LEASE-UP PROCESS





LIVE WELL
SAN DIEGO

Housing Opportunities for Persons with AIDS (HOPWA) Program

HOPWA PROGRAM



The Housing Opportunities for Persons with AIDS (HOPWA) is a federally funded program designed to provide housing assistance and related supportive services for low-income persons living with HIV/AIDS and their families.

Creates and supports access to affordable housing for low-income persons with HIV/AIDS.

HACSD administers a Tenant Based Rental Assistance (TBRA) program for up to 80 voucher holders.

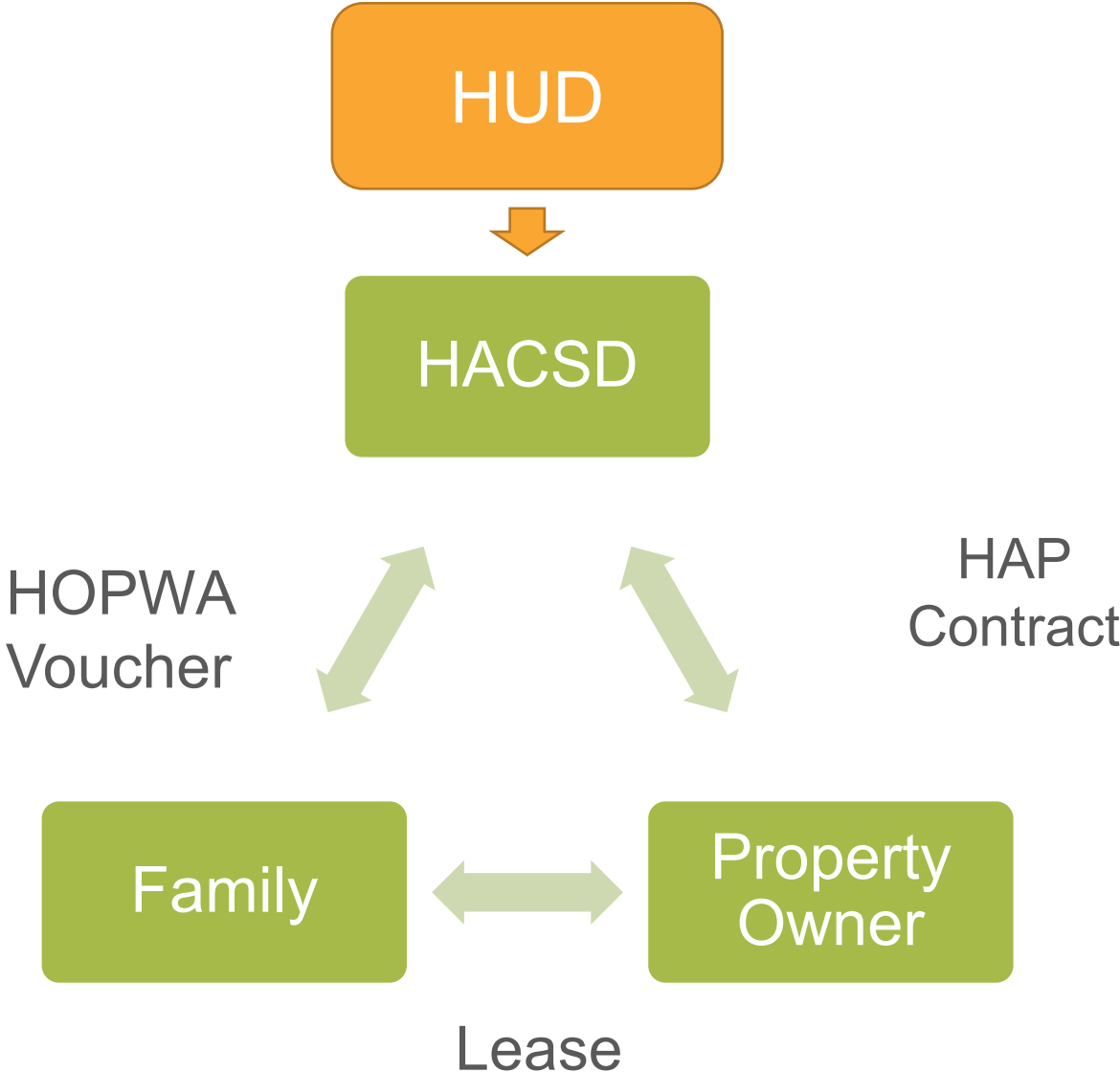
HOPWA PROGRAM



HACSD JURISDICTION

- The HOPWA Program administered by the HACSD serves the entire County of San Diego
- Participants may reside anywhere in San Diego County

HOPWA PROGRAM



HOPWA PROGRAM



ELIGIBILITY REQUIREMENTS:

- Participants are selected off of the HOPWA waiting list based on established priorities and date and time of application.
- Eligibility is contingent on the head of household, spouse, or sole member being a person with HIV/AIDS.
- Priority will be given to persons with a medically verified AIDS/HIV diagnosis.

INCOME LIMITS

San Diego County Income Limits
Effective April 1, 2020

FAMILY SIZE	50% of AMI Very Low Income	30% of AMI Extremely Low Income
1	40,450	24,300
2	46,200	27,750
3	52,000	31,200
4	57,750	34,650
5	62,400	37,450
6	67,000	40,200
7	71,650	43,000
8	76,250	45,750

HOPWA PROGRAM



WAITING LIST

- Funding for program is limited to 80 HOPWA Vouchers
- Applicants may apply online, in person, or by phone
- The household income must not exceed 30% of the Area Median Income (AMI) for admission and participants are never allowed to pay more than 30% of their monthly adjusted income towards rent. If determined eligible, family is issued a voucher

HOPWA PROGRAM



SUBSIDY DETERMINATION

Fair Market Rent (FMR)

- In order to keep a participant at or below the 30% maximum rent level, the Fair Market Rent (FMR) established by HUD is used as the payment standard.

Tenant Portion

- Family pays no more than 30% of monthly adjusted income to rent

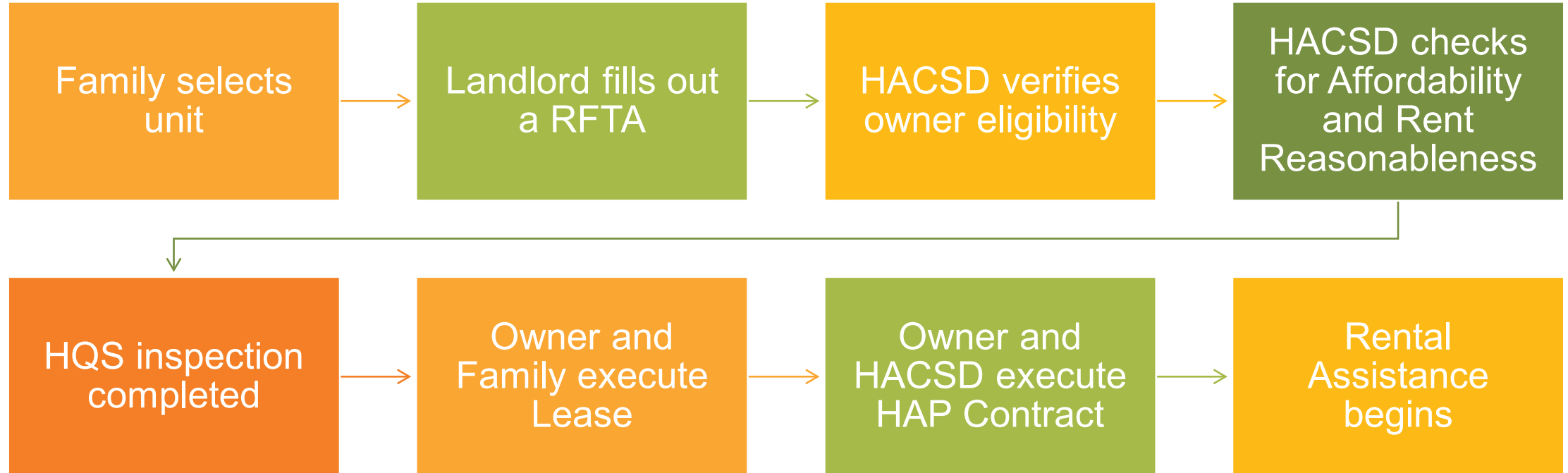
Housing Assistance Payment (HAP)

- The balance of the rent, up to the applicable Fair Market Rent is paid by PHA
- Paid directly to the landlord

HOPWA PROGRAM



LEASE-UP PROCESS



Q & A