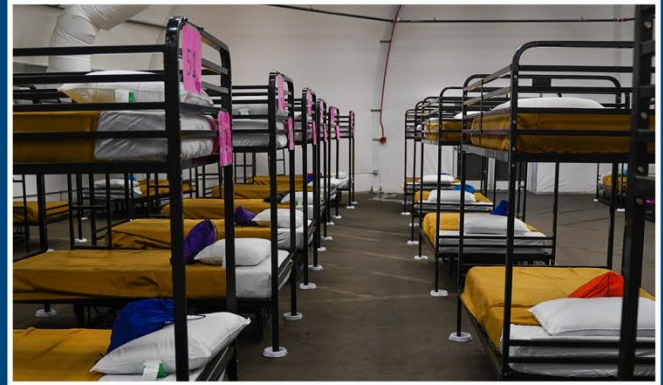




SAN DIEGO  
HOUSING  
COMMISSION

The City of  
**SAN DIEGO**



# Homelessness Programs in the City of San Diego

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# HOMELESSNESS PROGRAMS IN THE CITY OF SAN DIEGO

## Introduction

The City of San Diego (City) and the San Diego Housing Commission (SDHC) administer programs and collaborate with the County of San Diego, the San Diego Regional Task Force on Homelessness (RTFH), federal and state government agencies, homelessness service providers, landlords, developers and community organizations on a variety of programs to address homelessness in the City.

SDHC began administering the City's homelessness shelters and services programs July 1, 2010, through a Memorandum of Understanding (MOU) with the City. SDHC's leadership role in addressing homelessness has grown and expanded in the years since then.

SDHC is not a division or department of the City, and SDHC's staff members are not City employees. SDHC was established in 1979 to provide housing assistance for families with low income in the City. The Housing Authority of the City of San Diego (Housing Authority) governs SDHC. SDHC is required to obtain Housing Authority approval for its annual budget and major policy changes. On October 3, 1968, the San Diego City Council passed resolution R-194944, establishing the Housing Authority and declaring City Councilmembers to be the Housing Authority Commissioners.

Mayor Todd Gloria created the City's Homelessness Strategies and Solutions Department (HSSD) in June 2021 to expand the City's current capacity and expertise in prioritizing efforts to address homelessness. Converting the previous Homelessness Strategies Division into the Department of Homelessness Strategies and Solutions was a recommended action from homelessness expert [Matthew Doherty's report](#) on the City's Homelessness Strategies.

## Community Action Plan on Homelessness for the City of San Diego

The City and SDHC were among the lead agencies in the development of the Community Action Plan on Homelessness for the City of San Diego (Action Plan). The San Diego City Council unanimously accepted the Action Plan on October 14, 2019. Through a contract with SDHC on behalf of the City, the Corporation for Supportive Housing (CSH), a nationally recognized consultant with broad expertise in the area of homelessness, developed this Action Plan. It is a comprehensive, 10-year plan that builds on recent progress, lays out short-term achievable goals and serves as a guide for long-term success in addressing homelessness.

The Action Plan recommended the creation of a governance structure that supports cross-agency collaboration, systems-level thinking and accountability.

The Leadership Council regularly reviews progress on the Action Plan and provides direction to the Interagency Implementation Team. The Leadership Council consists of:

- Mayor of the City of San Diego
- San Diego City Council President
- County of San Diego Chair of the Board of Supervisors
- SDHC President and Chief Executive Officer
- RTFH Chief Executive Officer

- Representative from a Philanthropic Organization
- Individual with lived experience in homelessness
- Business Representative

The Interagency Implementation Team is a group of senior-level staff from the main funding agencies and oversight structures in the City related to homelessness. The Team provides recommendations to the Leadership Council and carries out actions and activities to achieve the goals in the Action Plan based on priorities within the framework of the five foundational strategies. The Implementation Team consists of SDHC's Executive Vice President of Strategic Initiatives, the City's Director of Homelessness Strategies and Solutions, the RTFH Chief Executive Officer, and SDHC's Project Manager for the Action Plan. Policy liaisons are representatives of key members of the Leadership Council and create opportunities for additional communication regarding the Implementation Team's efforts and activities. These positions include representatives from the City of San Diego, the County of San Diego, SDHC and RTFH.

At the direction of the Leadership Council, SDHC recently contracted with CSH to conduct a review of the Action Plan's current goals and provide recommendations on updates to the housing needs that were identified in the plan when it was drafted and accepted by Council in 2019.

For more information about the Action Plan, visit <https://www.sdhc.org/homelessness-solutions/community-action-plan/>

## **Programs Administered by HSSD**

[www.sandiego.gov/hssd](http://www.sandiego.gov/hssd)

- **Outreach**

Outreach teams work to build relationships with individuals experiencing homelessness. The teams use a person-centered, compassionate approach to resolve homelessness through the offer of services tailored to the specific needs of individuals.

The City has several types of street-based outreach teams operating on a daily basis.

- Coordinated Street Outreach Program, operated by People Assisting the Homeless (PATH)
- City Net partnership with Caltrans, to assist those residing along state property and roadways
- Downtown San Diego Partnership Family Reunification Program
- San Diego Police Department Neighborhood Policing Division's Homeless Outreach Team
- Encampment Resolution Grant Outreach Teams
- Medical Street Outreach

- **Community Coordinated Access to Resources and Engagement (C.A.R.E.)**

Community Coordinated Access to Resources and Engagement (C.A.R.E.) Events employ a multiagency effort, consisting of the City of San Diego Coordinated Outreach personnel, the County of San Diego Health and Human Services, and an array of community partners to engage individuals experiencing unsheltered homelessness in identified priority areas. Field outreach teams canvas the area to engage unsheltered folks and connect them to supportive services. The events provide access to case management, health education, public benefits, mental health and substance abuse treatment, primary care referrals, and access to hygiene kits, transportation, and basic essentials.

- **Safe Parking**

The City has designated parking lots for people living out of their vehicles to safely stay overnight with services to navigate them toward permanent housing. Jewish Family Service operates the program.

- Locations

- *Standard Vehicles:*

- 8804 Balboa Avenue, San Diego, CA 92123

- 9882 Aero Drive, San Diego, CA 92123

- 2334 Mission Village Drive, San Diego, CA 92108

- 3775 Morena Boulevard, San Diego, CA 92117

- One vehicle per household limit with all persons having a seat-belted space.*

- *Recreational Vehicles:*

- 2334 Mission Village Drive, San Diego, CA 92108

- Recreational vehicles towing a standard vehicle is allowed.*

- **Family Reunification Program**

The Family Reunification Program is operated by Downtown San Diego Partnership and is a hybrid outreach, services and rehousing program.

The program reconnects individuals experiencing homelessness with their families and loved ones willing to provide stable living environments, by helping participants build support systems and establish links to long-term housing.

The program forms part of the City's outreach and diversion efforts, as it allows teams to reach individuals early in their homelessness to help provide solutions and ensures their instances of homelessness are brief and non-recurring. The program also monitors the participants' progress to determine long-term success.



- **Seniors Landing Bridge Shelter**

Operated by Serving Seniors under a contract administered by the City's HSSD, the Seniors Landing Bridge Shelter is a 33-bed, non-congregate shelter that prioritizes residents 55 and older who have been matched with housing resources, such as rapid-rehousing assistance, permanent supportive housing or a housing voucher. The City is leasing a hotel site through June 2023, with two one-year renewal options, for this shelter. Shelter residents have access to health resources, including mental and behavioral health services; case management and housing navigation services; daily meals; showers, restrooms, laundry services; storage for belongings; hygiene products, basic first aid supplies and cleaning supplies; telephone access and mail services; and counseling services.

- **Old Central Library Shelter**

San Diego's old Central Library serves as a 36-bed shelter that operates at night for women experiencing homelessness, particularly those who reside in and around Downtown San Diego. The National Alliance for Mental Illness of San Diego and Imperial Counties (NAMI) operates the shelter under contract with the City's HSSD. NAMI provides case management, access to social services and housing navigation services. The shelter will operate for six months.

- **Family Shelter**

Operating from a leased motel in Barrio Logan, the Family Shelter provides non-congregate shelter & services to 40 families at a time. This shelter is scheduled to open April 2023.

## **Programs Administered by SDHC**

[www.sdhc.org/homelessness-solutions](http://www.sdhc.org/homelessness-solutions)

- **HOUSING FIRST – SAN DIEGO**

SDHC's homelessness action plan, HOUSING FIRST – SAN DIEGO has created more than 10,700 housing solutions for individuals and families experiencing homelessness or at risk of homelessness.

HOUSING FIRST – SAN DIEGO launched on November 12, 2014. It is rooted in the national "Housing First" model of addressing homelessness. "Housing First" focuses on providing appropriate housing options as quickly as possible, with as few requirements or conditions as possible, and access to supportive services, as needed. HOUSING FIRST – SAN DIEGO includes a broad spectrum of initiatives with three major areas of focus:

- Direct Client Services Programs: SDHC operates programs that directly assist individuals and families with a wide range of services and financial assistance needs.
- Development Funds with Housing Vouchers: SDHC awards development funds combined with federal housing vouchers for the creation, rehabilitation or acquisition

- of permanent supportive housing for individuals and families with very high service needs and ongoing financial assistance.
- Special Program Housing Vouchers: SDHC administers special program housing vouchers and housing assistance programs that provide ongoing rental assistance and wraparound services in collaboration with community nonprofit organizations and agencies for a variety of special populations.

#### HOUSING FIRST – SAN DIEGO Programs:

- Launched since July 1, 2017:
  - *Homelessness Prevention*. Prevention helps families at imminent risk of homelessness to remain permanently housed through short-term financial assistance and light-touch case management services. Households that are at imminent risk of homelessness call the HOUSING FIRST – SAN DIEGO hotline operated by 211 San Diego. Hotline staff conduct an initial screening to understand the housing crisis and then refer the household to SDHC's Homelessness Prevention team.
  - *Prevention Extension Pilot Program (PEPP)*. Helps individuals and families who are at imminent risk of homelessness and who need a higher level of financial assistance and case management services to stabilize their current housing crisis. Households that are at imminent risk of homelessness call the HOUSING FIRST – SAN DIEGO hotline operated by 211 San Diego. Hotline staff conduct an initial screening to understand the housing crisis and then refer the household to SDHC's Homelessness Prevention team.
  - *Homelessness Diversion*. Diversion helps identify alternative permanent housing or necessary support to stay out of the shelter system through short-term financial assistance and light-touch case management services. This is for households that are experiencing homelessness for the first time and within the past six months.
  - *Diversion Extension Pilot Program (DEPP)*. Helps individuals and families who are experiencing homelessness for the first time and in the past six months. These households need a higher level of financial assistance and case management services to access alternative housing options.
  - *Flexible Funding Pool (FLEX)*. Helps people residing in the City's interim and bridge shelters with financial assistance to remove immediate barriers to securing a permanent housing opportunity and maintain housing stability.
  - *SDHC Moving Home Rapid Rehousing*. Helps individuals and families experiencing homelessness to quickly obtain and maintain permanent housing through a tailored package of assistance that can include rental assistance and case management. Moving Home serves moderate- to high-needs households referred through the Coordinated Entry System (CES). It provides financial assistance for move-in costs, ongoing rental assistance up to 36 months, and case management and referral services based on the household's needs. SDHC has committed 50 rental housing units that it owns, annually, to provide housing options through the Moving Home program.

- *Landlord Engagement and Assistance Program (LEAP)*. Works with about 35 service providers in the community, including HOUSING FIRST – SAN DIEGO programs, to connect households experiencing homelessness to available rental units within the City of San Diego. LEAP also develops critical landlord partnerships in the City to help them rent their units quickly. LEAP provides incentives and benefits to landlords who rent to San Diegans experiencing homelessness, and pays up-front move-in costs on behalf of households experiencing homelessness, such as application fees, security deposits, utility deposits, holding fees and moving costs.
- *New Permanent Supportive Housing*. SDHC has awarded more than \$71 million in loans, invested more than \$129 million in property purchases, and awarded rental housing vouchers toward the creation of 1,335 permanent supportive housing units for San Diegans experiencing homelessness. SDHC continues to consider property acquisitions and make development funds and vouchers available to support new permanent supportive housing.
- *SDHC Moving On Rental Assistance*. SDHC partners with the County of San Diego Behavioral Health Services Division to provide rental assistance to individuals who previously experienced homelessness who are ready to transition out of permanent supportive housing, but continue to need rental assistance.
- *HUD Mainstream Vouchers*. Provide rental assistance to families experiencing homelessness that include a non-elderly person with a disability between the ages of 18 and 61.
- Launched November 12, 2014 – July 1, 2017:
  - *Award Development Funds*. From the launch of HOUSING FIRST – SAN DIEGO through June 30, 2017, SDHC awarded \$28.9 million toward the creation of 382 permanent supportive housing units.
  - *Commit up to 1,500 Federal Rental Housing Vouchers*. SDHC committed 1,980 rental housing vouchers to nonprofit agencies and affordable housing developments to assist San Diegans experiencing homelessness.
  - *Renovate Hotel Churchill*. Created 72 units of permanent supportive housing, including 56 for veterans experiencing homelessness, 8 for transition-age youth, ages 18-25; and 8 for adults exiting the corrections system. SDHC invested \$9.2 million in Moving to Work (MTW) funds toward the \$20.6 million total rehabilitation cost. Grand Reopening took place September 19, 2016.
  - *Invest MTW Federal Funds to Acquire Property*. Invested \$15 million in MTW funds to purchase the 120-unit Village North Senior Garden Apartments on May 1, 2015, and set aside 44 rental apartments, or 36 percent, for seniors experiencing homelessness.
  - *Dedicate SDHC-owned Housing Units*. Committed 25 SDHC-owned housing units year-round for rapid rehousing for San Diegans experiencing homelessness.



- *The Guardian Scholars Program.* Provides rental assistance for up to 100 San Diego State University (SDSU) students who have experienced homelessness or are at risk of homelessness.
- *The Monarch School Project.* Provides rental housing vouchers for up to 25 families who have at least one child enrolled at the Monarch School, one of the few schools in the nation specifically serving children experiencing homelessness; this is also an SDHC MTW initiative.
- *Housing Our Heroes.* Provided housing opportunities for 1,000 Veterans experiencing homelessness in the City of San Diego. On September 28, 2017, the Housing Our Heroes initiative reached its goal of helping secure housing for 1,000 veterans experiencing homelessness in the City of San Diego, with 435 individual landlords joining the initiative.
- **Housing Instability Prevention Program (HIPP)**  
HIPP helps pay rent and other housing-related expenses for families in the City of San Diego with low income and unstable housing situations, such as facing eviction for nonpayment of rent. Funding is limited. With funding for Fiscal Year 2023, the program can assist approximately 300 households. SDHC identifies potential participants from referrals from 2-1-1 San Diego. SDHC Housing Specialists contact those households to confirm and verify if they qualify for help. The program pays \$500 per month for 24 months for qualifying households in the City of San Diego and assists with housing-related expenses such as security deposits, past-due rent, utilities, etc., depending on the family's need. Payments are made directly to the approved vendor, such as the landlord or utility company.
- **Coordinated Shelter Intake Program**  
SDHC oversees the Coordinated Shelter Intake Program to maximize the use of available beds within the homelessness shelter system in the City of San Diego. This level of coordination has never existed before in the San Diego region. SDHC developed and launched this initiative during the term of Operation Shelter to Home which was implemented in response to the COVID-19 pandemic, and helped 1,465 individuals secure permanent or longer-term housing from April 1, 2020, through March 31, 2021.

The Coordinated Shelter Intake Program provides a uniform workflow and single point of contact to facilitate access to the City's portfolio of emergency shelters to identify a bed that best meets the individual's needs. In the past, clients and outreach staff struggled to identify bed availability as well as to navigate each shelter's referral processes.

The analysis of bed availability, types of referrals and the overall knowledge of availability of beds by type and shelter on a daily basis is a critical function of the Coordinated Shelter Intake Program.

Coordinated intakes are facilitated seven days a week by SDHC's Coordinated Shelter Intake Team in conjunction with City-funded outreach teams, including Bridge Shelter Outreach teams, the San Diego Police Department Neighborhood Policing Division's

Homeless Outreach Team (HOT) and HRC staff. SDHC staff review referrals and match clients with the available and most appropriate shelter intervention.

- **Homeless Shelters and Services Programs**

SDHC has administered the City's homeless shelters and services programs since 2010 through Memoranda of Understanding with the City.

- Multidisciplinary Outreach

SDHC contracts with PATH to operate the Multidisciplinary Outreach Program. PATH subcontracts with Father Joe's Villages for the healthcare component. The program utilizes an integrated multidisciplinary team, including a nurse practitioner, clinical outreach specialists, medical assistant/outreach, peer support, and substance abuse counselling. Father Joe's Villages also leverages support from its Street Health Team and Village Health Clinic.. The Multidisciplinary Outreach Program's objective is to serve individuals (and families) who are among the most vulnerable experiencing unsheltered homelessness with an emphasis on diverting individuals from the crisis response system and fostering connections to permanent and other longer-term housing. At the same time, the program meets basic needs and provides connections to shelter and specialized supportive services, such as behavioral health and primary care resources to support physical and mental health stabilization. Services include, but are not limited to: street medicine services, including medical triage, wound care, bio-psycho-social assessments, medication assisted treatment, care coordination with primary care, mental or behavioral health services and substance abuse counseling, housing-focused street-based case management, peer support, system navigation and post-placement stabilization support.

- Additional Outreach

Bridge Shelter Outreach Teams are operated by Alpha Project and Father Joe's Villages through their contracts with SDHC. In addition, SDHC contracts with the San Diego LGBT Community Center operates the SafeTAY Network Outreach Program, with a focus on serving youth experiencing unsheltered homelessness.

- Shelters

The City's Bridge and Interim Shelter programs address the immediate shelter needs of San Diegans experiencing homelessness. The shelters provide safe, temporary housing with as few barriers to shelter residency as possible, as well as stabilization and supportive services to prepare individuals and families experiencing homelessness for the most appropriate housing solutions. SDHC currently oversees a coordinated shelter intake process to maximize the use of available beds within the system. NOTE: Bed availability listed below is subject to change based on public health guidance from local, state, or federal authorities.

Bridge Shelters			
Shelter	Operator	Population Served	Beds
16 <sup>th</sup> Street and Newton Avenue	Alpha Project	Adults age 18 or older	276
17 <sup>th</sup> Street and Imperial Avenue	Alpha Project	Adults age 18 or older	128
Golden Hall, 202 C St.	Father Joe's Villages	Adult men age 18 or older  Transition-Age Youth age 18-24  Families with Children	324  46  146 (beds and cribs)

Interim Housing Programs			
Program	Operator	Population Served	Beds
Paul Mirabile Center	Father Joe's Villages	Adults age 18 or older	350
Connections Housing	People Assisting the Homeless (PATH)	Adults age 18 or older	80
Bishop Maher Center	Father Joe's Villages	Adult women age 18 or older	28
Harm Reduction Shelter	Alpha Project	Adults age 18 or older experiencing substance use disorder or co-occurring conditions	44
Rosecrans Shelter	Alpha Project	Adults age 18 or older	150
Rachel's Promise Women's Shelter	Catholic Charities of San Diego	Women age 18 or older	40
Haven Family Interim Shelter Program	The Salvation Army	Families experiencing homelessness	9 units (32 beds)

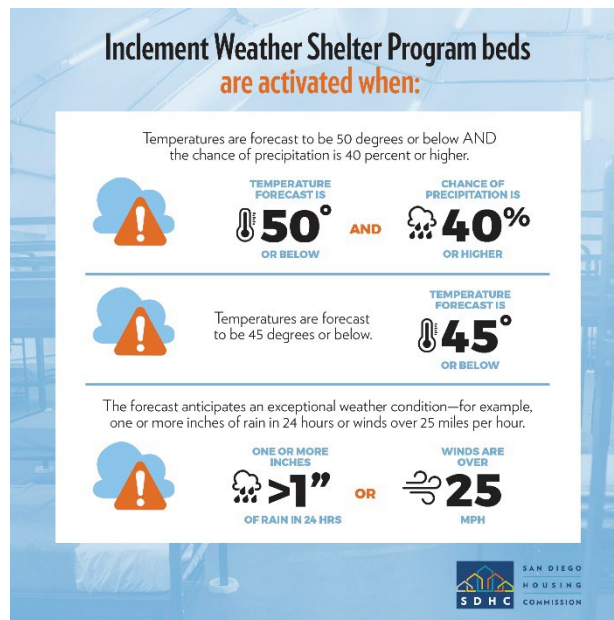
Youth Shelters			
Program	Operator	Population Served	Beds
USA Interim Shelter	Urban Street Angels	Transition-Age Youth (TAY) ages 18 to 24	19
Youth Emergency Shelter	San Diego Youth Services	Youth ages 12 to 17 who are runaways and/or experiencing homelessness	17

– Inclement Weather Shelter Program

The Inclement Weather Shelter Program for San Diegans experiencing homelessness is a collaboration among SDHC, the City and shelter providers who make beds available. A determination about the inclement weather shelter beds is made each day from November through March, based on the forecast and in consultation with service providers about their staffing and capacity.

The criteria for activating the inclement weather shelter beds are:

1. Temperatures are forecast to be 50 degrees or below **AND** the chance of precipitation is 40 percent or higher. (The lower of the actual and real feel are used for activation determinations.)
2. Temperatures are forecast to be 45 degrees or below. (The lower of the actual and real feel are used for activation determinations.)
3. Forecast of an exceptional weather condition, including:
  - One or more inches of rain within 24 hours; or
  - One or more consecutive days of rain forecast with a minimum of 1/2-inch of rain each day; or
  - Predicted winds of over 25 MPH; or
  - Severe Thunderstorm warning in the Inclement Weather Shelter area; or
  - A severe weather condition (as defined by National Weather Service or Accuweather) that impacts the physical safety of those who are unsheltered in the Inclement Weather Shelter area.



– Transitional Housing

Transitional Housing programs provide service-enhanced temporary housing for up to 24 months along with a variety of supportive services to assist individuals and families in transitioning to permanent housing. Current Transitional Housing programs include:

Current City of San Diego Transitional Housing Programs			
Program	Operator	Population Served	Beds/Units
Serial Inebriate Program	Mental Health Systems	Individuals identified as chronic inebriates experiencing homelessness, age 18 or older, who are offered treatment in lieu of custody through a court order	56 beds
Turning Point	YMCA of San Diego County	Single and parenting youth ages 16 to 21	10 units
Transitional Living Center	The Salvation Army	Single mothers and their children, prioritizing families that have experienced domestic violence or human trafficking or are recovering from substance abuse	28 units

– Supportive Services

▪ *Day Center for Adults Experiencing Homelessness*

The Day Center for Adults Experiencing Homelessness, operated by Father Joe's Villages, is a drop-in facility where adults experiencing homelessness or at risk of homelessness may receive a variety of services and resources to meet their basic and longer-term needs, such as:

- Information and referrals to community resources and services
- Showers and bathrooms
- Mail services
- Cell phone charging
- Laundry services
- Safe space for temporary respite

▪ *Storage Centers*

The City's storage centers serve San Diegans experiencing homelessness. They provide a safe place for people to keep their belongings as they attend to personal needs., which may include working on housing options, looking for or going to work, attending classes, meeting with service providers, seeking medical care, or other activities such as accessing cleaning or washing facilities. There are currently three storage centers operating in the City:

Program	Operator	Bins
Storage Connect Center I 116 S. 20 <sup>th</sup> St. (Sherman Heights)	Mental Health Systems	Up to 500
Storage Connect Center II 5453 Lea St.(Chollas Creek)	Mental Health Systems	Up to 500
Transitional Storage Center 252 16 <sup>th</sup> St. (Downtown San Diego)	Think Dignity	Up to 400 lockers and bins



- *HomeShare*  
The HomeShare program, operated by ElderHelp of San Diego, is a roommate matching service, connecting people who want to share their homes with those looking for affordable housing. The program connects individuals experiencing homelessness or at risk of homelessness with seniors residing in the City who are interested in renting a spare bedroom for a fee or service exchange arrangement.
- Homelessness Response Center (HRC)  
The City of San Diego's Homelessness Response Center (HRC) provides a broad range of services to help individuals and families experiencing homelessness on their path to permanent or other long-term housing. SDHC operates and administers the HRC, in collaboration with the City of San Diego, People Assisting the Homeless (PATH), the RTFH, and homelessness service providers. The HRC provides two major programs on-site:
  - *System Navigation Services*  
Coordination of all activities to move someone from homelessness to permanent or longer-term housing. These services include triage upon arrival to the HRC to best understand the household's housing crisis and needs. Referrals are made to on-site service provider partners as well as providers in the community to meet any immediate needs the household may have. The System Navigation case manager manages households that do not have a case manager within the homelessness crisis response system and provide services to ensure that households are connected to housing resources and subsequently move into housing.
  - *Support Services On-site*  
A variety of supportive services from multiple service providers to address individual needs of people experiencing homelessness. Services and resources are available to people experiencing homelessness and additionally, providers on-site specifically serve veterans, families and transition-age youth. Providers also offer assistance with public benefits, COVID-19 testing and education as well as referrals for other medical needs and obtaining identification or a driver license from the California Department of Motor Vehicles.

People who are experiencing homelessness and seeking services may walk into the HRC during business hours. They and/or their service provider/case manager also have the option to call or email HRC staff. All HRC services are focused on meeting the unique needs of each customer being served. For more information: <https://www.sdhc.org/homelessness-solutions/hrc/>

- Permanent Housing
  - *Rapid Rehousing*  
Rapid Rehousing (RRH) provides up to 24 months of rental assistance and supportive services to households experiencing homelessness. SDHC operates its Moving Home program and administers eight rapid rehousing programs, operated by five providers: The Salvation Army, People Assisting the Homeless (PATH), Home Start, Inc., South Bay Community Services Corporation, and Father Joe's Villages.

- *Permanent Supportive Housing*

Permanent Supportive Housing (PSH) is long-term rental assistance paired with intensive wraparound supportive services to help maintain housing stability for households that experienced homelessness and have long-term disabilities, extensive service needs, and lengthy or repeated episodes of homelessness.

SDHC receives grants from the U.S. Department of Housing and Urban Development (HUD) Continuum of Care (CoC) program to fund PSH. SDHC administers 11 PSH programs with these funds. They provide rental assistance for more than 275 units. These programs are operated by eight homelessness service providers: Father Joe's Villages, Housing Innovation Partners, Townspeople, Mental Health Systems, Home Start, Inc., South Bay Community Services Corporation, Pathfinders, and The San Diego LGBT Community Center.

In addition, SDHC collaborates with developers to provide rental housing vouchers to help pay rent at affordable housing developments for individuals and families who experienced homelessness and receive access to supportive services through their residence. SDHC also works with the U.S. Department of Veterans Affairs to help veterans experiencing homelessness obtain PSH with Veterans Affairs Supportive Housing (VASH) vouchers.

- Reporting/ Dashboards

To provide the public and policymakers with important data about affordable housing and homelessness programs in the City of San Diego, SDHC provides comprehensive, interactive dashboards that are available on SDHC's website. The homelessness dashboard provides information based on industry-standard, best-practice metrics for many of SDHC's homelessness programs. The affordable housing dashboard provides an overview of affordable housing throughout the city and a searchable map with property-specific information, including proximity to public transportation and contact information for the property management company for each site.

- *Homelessness Dashboard*

- <https://www.sdhc.org/homelessness-solutions/city-homeless-shelters-services/dashboard/>

- *Affordable Housing Dashboard*

- <https://public.tableau.com/app/profile/san.diego.housing.commission.sdhc/viz/CityofSanDiegoAffordableHousingOverview/AffordableHousingOverview>

- Homelessness Program for Engaged Educational Resources (PEER)

A first-of-its kind collaboration between the San Diego Housing Commission (SDHC) and San Diego City College, the Homelessness PEER course provides specialized education, training and job placement assistance to develop the workforce needed for programs and services that help San Diegans experiencing homelessness. As a leader in collaborative efforts to address homelessness in the City of San Diego, SDHC identified the need for additional qualified applicants for positions in the area of homelessness programs and services. This course builds upon established San Diego City College certificate programs in mental health work, alcohol and other drug studies, gerontology, and the Associate of Arts Degree in Behavioral Health: Social Work. Students in these programs are the focus of City College outreach efforts to identify

students for the new course. SDHC and the City of San Diego fund the PEER program, while San Diego City College leverages existing San Diego Community College District resources.

- **Housing Vouchers for People Experiencing Homelessness**

Federal rental housing vouchers are among the resources SDHC administers and awards to create permanent housing solutions for people experiencing homelessness in the City of San Diego. Approximately 30 percent of SDHC's rental housing vouchers are committed to addressing homelessness.

- Types of Vouchers

- *Project-Based Housing Vouchers.*  
Awarded to specific affordable housing developments to provide rental assistance linked to their units. When a tenant moves on, the rental housing voucher remains with the affordable housing unit to help another San Diegan experiencing homelessness.
- *Sponsor-Based Housing Vouchers.*  
Awarded through a competitive bidding process to nonprofit or for-profit organizations, or “sponsors,” to provide rental assistance to San Diegans experiencing homelessness, who also receive supportive services.
- *Veterans Affairs Supportive Housing (VASH) Vouchers.*  
SDHC partners with HUD and the U.S. Department of Veterans Affairs (VA) to provide rental assistance to veterans experiencing chronic homelessness. The VA San Diego Healthcare System provides clinical health and case management services to VASH participants.
- *Transitional Project-Based Rental Housing Vouchers.*  
SDHC partners with nonprofit and for-profit organizations that operate transitional housing for San Diegans experiencing homelessness. SDHC provides a standard rental assistance amount to support the transitional housing program, which combines housing with supportive services.
- *Guardian Scholars Program.*  
SDHC partners with San Diego State University to provide rental assistance for up to 100 students. The target population are students who have experienced homelessness or are at risk of homelessness.
- *The Monarch School Project.*  
SDHC partners with the Monarch School to provide rental housing vouchers for up to 25 families who have at least one child enrolled at the Monarch School, one of the few schools in the nation specifically serving children experiencing homelessness.
- *SDHC Moving On Rental Assistance.*  
SDHC partners with the County of San Diego Behavioral Health Services Division to provide up to 50 rental housing vouchers for households who previously experienced homelessness who are ready to transition out of permanent supportive housing, but still need rental assistance.

- *HUD Mainstream Vouchers.*  
These vouchers provide rental assistance for families experiencing homelessness that include a non-elderly person between the ages of 18 and 61 with a disability.
- *Emergency Housing Vouchers.*  
These housing vouchers help pay rent for people who are experiencing homelessness; are at risk of experiencing homelessness; are fleeing or attempting to flee domestic violence, dating violence, sexual assault, stalking, or human trafficking; or who recently experienced homelessness and for whom rental assistance will help prevent their homelessness or a high risk of housing instability.
- **Additional Federal and State Funding**  
SDHC administers HUD Continuum of Care funds that support permanent supportive housing and rapid rehousing programs to help quickly obtain and maintain permanent housing for individuals and families experiencing homelessness.

In Fiscal Year 2022, SDHC administered \$5,651,502 in federal grants from the HUD Continuum of Care program.

Rapid rehousing programs also received funding from HUD Emergency Solutions Grants, the State of California Homeless Emergency Aid Program (HEAP) and the State Homeless Housing, Assistance and Prevention (HHAP) Program. These are separate from and in addition to the SDHC Moving Home Rapid Rehousing program of HOUSING FIRST – SAN DIEGO.

## SDHC – MOVING TO WORK AGENCY

SDHC is one of only 39 original Moving to Work (MTW) agencies out of approximately 3,200 public housing authorities in the nation. In 2021, the U.S. Department of Housing and Urban Development announced the addition of 41 public housing authorities as MTW agencies. In 2022, HUD announced 29 additional public housing authorities as MTW agencies.

MTW status provides SDHC and other public housing authorities the flexibility to implement a variety of innovative, cost-effective approaches to provide housing assistance in the communities they serve. This flexibility is essential to creating localized strategies that most effectively meet their communities' needs while achieving the MTW program's statutory objectives: use federal dollars more efficiently; help residents to become more financially self-reliant; and improve housing choices for families with low income. Several SDHC MTW initiatives are essential to the agency's efforts to address homelessness, including HOUSING FIRST – SAN DIEGO.

## HSSD STAFF LEADERSHIP

The Director of HSSD oversees this City department, which includes a Deputy Director and Assistant Deputy Director.

Director Sarah Jarman  
[SJarman@sanidiego.gov](mailto:SJarman@sanidiego.gov)

Deputy Director James Carter  
[JMCarter@sanidiego.gov](mailto:JMCarter@sanidiego.gov)

Assistant Deputy Director Sarah Ferry  
[SFerry@sanidiego.gov](mailto:SFerry@sanidiego.gov)

## SDHC STAFF LEADERSHIP

SDHC's President and Chief Executive Officer oversees the agency, including the Homeless Housing Innovations Division. The Executive Vice President of Strategic Initiatives leads this division, which consists of the Housing First Administration and Housing First Programs departments.

Interim President & CEO Jeff Davis  
619-578-7606  
[jeffd@sdhc.org](mailto:jeffd@sdhc.org)

Executive Vice President, Strategic Initiatives Lisa Jones  
619-578-7696  
[lisaj@sdhc.org](mailto:lisaj@sdhc.org)

Vice President, Administration for Homelessness Initiatives Casey Snell  
619-578-7691  
[caseys@sdhc.org](mailto:caseys@sdhc.org)

Vice President, Operations – Homelessness Initiatives Deanna Villanueva  
619-578-7476  
[deannav@sdhc.org](mailto:deannav@sdhc.org)

## FREQUENTLY USED TERMS AND ACRONYMS

### **Affordable Housing**

Rental housing units on which restrictions are recorded on the property, requiring the rent for the unit to be affordable for a household with income up to a specified income level, such as 30 percent, 50 percent, 60 percent or 80 percent of San Diego's Area Median Income (AMI). [See also: Housing Affordability, Naturally Occurring Affordable Housing, and Area Median Income.]

### **Americans with Disabilities Act (ADA)**



**Area Median Income (AMI)**

AMI is the median income for each metropolitan area. The U.S. Department of Housing and Urban Development (HUD) establishes the AMI each year. The current AMI levels for the City of San Diego are updated on SDHC's website at <https://www.sdhc.org/amiincomelimits/>

**Bridge Housing**

Non-congregate, interim housing programs that serve people who have been matched to a housing resource through the Coordinated Entry System are known as "bridge housing."

**Bridge Shelter**

The City's Bridge Shelters offer a centralized location and safe place for men, women and children experiencing homelessness to receive temporary housing and appropriate services needed to expedite placement into permanent housing.

**California Department of Housing and Community Development (HCD)**

HCD is a state agency that administers funding programs to support the creation and preservation of affordable housing in the State of California.

Source: <https://www.hcd.ca.gov/>

**City of San Diego Homelessness Strategies and Solutions Department (HSSD)****Community Action Plan on Homelessness for the City of San Diego (CAPH)**

A comprehensive, 10-year plan that builds on recent progress, lays out short-term achievable goals and serves as a guide for long-term success in addressing homelessness in the City of San Diego. SDHC was one of the lead agencies in the development of the plan.

**Community Development Block Grant (CDBG)**

The CDBG Program supports community development activities to build stronger and more resilient communities. To support community development, activities are identified through an ongoing process. Activities may address needs such as infrastructure, economic development projects, public facilities installation, community centers, housing rehabilitation, public services, clearance/acquisition, microenterprise assistance, code enforcement, homeowner assistance, etc.

Source: <https://www.hudexchange.info/programs/cdbg/>

**Continuum of Care**

SDHC administers federal Continuum of Care funds that support permanent supportive housing and rapid rehousing programs to help quickly obtain and maintain permanent housing for individuals and families experiencing homelessness. The Regional Task Force on Homelessness (RTFH) is the San Diego Continuum of Care (CoC), designated by the U.S. Department of Housing and Urban Development (HUD). The CoC Program is designed to promote communitywide commitment to the goal of ending homelessness; provide funding for efforts by nonprofit providers, and State and local governments to quickly rehouse homeless individuals and families while minimizing the trauma and dislocation caused to homeless individuals, families and communities by homelessness; promote access to and affect utilization of mainstream programs by homeless individuals and families; and optimize self-sufficiency among individuals and families experiencing homelessness.

Source: <https://www.rtfhdsd.org/about-coc/>

**Coordinated Entry System (CES)**

A system that enables homeless housing providers to screen individuals experiencing homelessness for the most appropriate housing options based on who is most in need. Permanent supportive housing units developed with financing from SDHC or supported with Continuum of Care funds, as well as SDHC-funded rapid rehousing programs identify residents through the CES, managed by the Regional Task Force on Homelessness (RTFH).

**Emergency Housing Voucher (EHV)**

Through the American Rescue Plan Act, the U.S. Department of Housing and Urban Development provided 70,000 Emergency Housing Vouchers nationwide, of which 480 were awarded to SDHC, to assist individuals and families who are homeless, at-risk of homelessness, fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, stalking, or human trafficking, or were recently homeless or have a high risk of housing instability.

Source: <https://www.hud.gov/ehv>

**Emergency Solutions Grant (ESG)**

The federal ESG program provides funding to: engage homeless individuals and families living on the street; improve the number and quality of emergency shelters for homeless individuals and families; help operate these shelters; provide essential services to shelter residents; rapidly rehouse homeless individuals and families; and prevent families and individuals from becoming homeless. ESG funds may be used for these five program components: street outreach, emergency shelter, homelessness prevention, rapid rehousing assistance, Homeless Management Information System (HMIS), and up to 7.5% of a recipient's allocation can be used for administrative activities.

Source: [https://www.hud.gov/program\\_offices/comm\\_planning/esg](https://www.hud.gov/program_offices/comm_planning/esg)

**Extremely Low Income (ELI)**

Household income equal to or less than 30 percent of the Area Median Income (AMI). [See also: Area Median Income]

Source: <https://www.hcd.ca.gov/community-development/building-blocks/housing-needs/extremely-low-income-housing-needs.shtml>

**Guardian Scholars Program**

SDHC partners with San Diego State University to provide rental assistance for up to 100 students who have experienced homelessness or are at risk of homelessness.

## Homeless

CRITERIA FOR DEFINING HOMELESS	Category 1	Literally Homeless	(1) Individual or family who lacks a fixed, regular, and adequate nighttime residence, meaning: (i) Has a primary nighttime residence that is a public or private place not meant for human habitation; (ii) Is living in a publicly or privately operated shelter designated to provide temporary living arrangements (including congregate shelters, transitional housing, and hotels and motels paid for by charitable organizations or by federal, state and local government programs); <u>or</u> (iii) Is exiting an institution where (s)he has resided for 90 days or less <u>and</u> who resided in an emergency shelter or place not meant for human habitation immediately before entering that institution
	Category 2	Imminent Risk of Homelessness	(2) Individual or family who will imminently lose their primary nighttime residence, provided that: (i) Residence will be lost within 14 days of the date of application for homeless assistance; (ii) No subsequent residence has been identified; <u>and</u> (iii) The individual or family lacks the resources or support networks needed to obtain other permanent housing
	Category 3	Homeless under other Federal statutes	(3) Unaccompanied youth under 25 years of age, or families with children and youth, who do not otherwise qualify as homeless under this definition, but who: (i) Are defined as homeless under the other listed federal statutes; (ii) Have not had a lease, ownership interest, or occupancy agreement in permanent housing during the 60 days prior to the homeless assistance application; (iii) Have experienced persistent instability as measured by two moves or more during in the preceding 60 days; <u>and</u> (iv) Can be expected to continue in such status for an extended period of time due to special needs or barriers
	Category 4	Fleeing/ Attempting to Flee DV	(4) Any individual or family who: (i) Is fleeing, or is attempting to flee, domestic violence; (ii) Has no other residence; <u>and</u> (iii) Lacks the resources or support networks to obtain other permanent housing

Source:

[https://files.hudexchange.info/resources/documents/HomelessDefinition\\_RecordkeepingRequirementsandCriteria.pdf](https://files.hudexchange.info/resources/documents/HomelessDefinition_RecordkeepingRequirementsandCriteria.pdf)

### Homeless Emergency Aid Program (HEAP)

A one-time, \$500 million block grant program established in 2018 to provide direct assistance to Continuums of Care and large cities in California to address the homelessness crisis in the state. The California Interagency Council on Homelessness (Cal ICH) is responsible for administering HEAP.

Source: [https://bcsh.ca.gov/calich/aid\\_program.html](https://bcsh.ca.gov/calich/aid_program.html)

**Homeless Housing, Assistance and Prevention (HHAP) Program**

A state grant program to address homelessness in California. The first round consisted of \$650 million that provides local jurisdictions with funds to support regional coordination and expand or develop local capacity to address their immediate homelessness challenges. HHAP Round 2 is a \$300 million grant that provides support to local jurisdictions to continue to build on regional collaboration developed through previous rounds of California Interagency Council on Homelessness funding and to develop a unified regional response to homelessness. HHAP Round 3 is a \$1 billion grant that provides local jurisdictions, including federally recognized tribal governments, with flexible funding to continue efforts to end and prevent homelessness in their communities.

Source: [https://bcsh.ca.gov/calich/hhap\\_program.html](https://bcsh.ca.gov/calich/hhap_program.html)

**Homeless Management Information System (HMIS)**

HMIS is a local web-based information technology system that San Diego's Continuum of Care (CoC) uses to capture and report on client, project, and system level information regarding homeless services utilization, performance and outcomes.

Source: <https://www.rtfhsd.org/about-coc/homeless-management-information-system-hmis/>

**Housing First**

The "Housing First" approach to addressing homelessness focuses on providing appropriate housing options as quickly as possible, with as few requirements or conditions as possible, and access to supportive services, as needed.

**HOUSING FIRST – SAN DIEGO (HFSD)**

SDHC's homelessness action plan, launched November 12, 2014. As of June 30, 2022, the programs of HOUSING FIRST – SAN DIEGO have created more than 10,700 housing solutions for individuals and families experiencing homelessness or at risk of homelessness.

**Landlord Engagement and Assistance Program (LEAP)**

Provides incentives and benefits to landlords who rent to San Diegans experiencing homelessness, as well as housing location and financial assistance for tenants to up-front move-in costs, such as application fees, security deposits, utility deposits, holding fees and moving costs.

**Low Income (LI)**

Household income between 60 percent and 80 percent of the Area Median Income [See also: Area Median Income]

Source: <https://www.sdhc.org/wp-content/uploads/2022/AMIIncomeLimits.pdf>

**Mainstream Voucher**

These vouchers provide rental assistance for families experiencing homelessness that include a non-elderly person between the ages of 18 and 61 with a disability.

**Memorandum of Understanding (MOU)****Mental Health Services Act (MHSA)**

Effective January 1, 2005, the MHSA provides state funding to counties for expanded and innovative mental health programs. MHSA programs support the County of San Diego's vision of Live Well San Diego by providing the community services to assist with mental and behavioral health needs, education about the importance of mental health, and how to access necessary resources, so that all San Diego residents may lead healthy and productive lives.

Managed through the County of San Diego, the California Housing Finance Agency (CalHFA) was allocated \$33 million in 2008 for a new housing program, under which MHSA funds were made available to developers to finance the costs associated with development, acquisition, construction, and/or rehabilitation of permanent supportive housing for individuals with serious mental illness. In 2016, the MHSA Housing Program was succeeded by the Local Government Special Needs Housing Program (SNHP), which was initially funded by a \$10 million allocation approved by the County of San Diego Board of Supervisors. In 2018, the Board of Supervisors authorized the transfer of an additional \$10 million to CalHFA, bringing the County's total SNHP investment to \$20 million.

Source:

[https://www.sandiegocounty.gov/content/sdc/hhsa/programs/bhs/mental\\_health\\_services\\_act/mhsa.html#:~:text=MHSA%20programs%20support%20the%20County's,lead%20healthy%20and%20productive%20lives.](https://www.sandiegocounty.gov/content/sdc/hhsa/programs/bhs/mental_health_services_act/mhsa.html#:~:text=MHSA%20programs%20support%20the%20County's,lead%20healthy%20and%20productive%20lives.)

### **Monarch School Project**

SDHC partners with the Monarch School to provide rental housing vouchers for up to 25 families who have at least one child enrolled at the Monarch School, one of the few schools in the nation specifically serving children experiencing homelessness.

### **Moving to Work (MTW)**

MTW is a designation from the U.S. Department of Housing and Urban Development (HUD) that gives SDHC the flexibility to implement a variety of innovative, cost-effective approaches to provide housing assistance in the City of San Diego. SDHC is one of only 39 original MTW agencies out of approximately 3,200 public housing authorities in the nation. In 2021 and 2022, HUD announced the addition of 70 public housing authorities as MTW agencies.

### **National Environmental Policy Act (NEPA)**

### **No Place Like Home (NPLH)**

Funds the development of permanent supportive housing for persons who are in need of mental health services and are experiencing homelessness, chronic homelessness, or at risk of chronic homelessness.

Source: <https://www.hcd.ca.gov/grants-and-funding/programs-active/no-place-like-home-program>.

### **Notice of Funding Availability (NOFA)**

### **Payment Standard**

The payment standard is the maximum subsidy payment that the Section 8 Housing Choice Voucher would pay for an apartment or rental house, minus the applicable tenant rent portion. Families pay a predetermined amount of the rent, and SDHC pays the remainder of the rent, up to the applicable payment standard, directly to the landlord. The payment standard is based on the number of bedrooms approved for the family's size and the community to which the family moves. If the total rent payment for an apartment or house is higher than the payment standard, the tenant is responsible for paying the difference, in addition to their predetermined portion of the rent. Current payment standards are available on SDHC's website:

[https://www.sdhc.org/wp-content/uploads/2022/Payment-Standards\\_Income-Limits.pdf](https://www.sdhc.org/wp-content/uploads/2022/Payment-Standards_Income-Limits.pdf)

### **Permanent Supportive Housing (PSH)**

Permanent Supportive Housing (PSH) is permanent housing in which housing assistance (e.g., long-term leasing or rental assistance) and supportive services are provided to



assist households with at least one member (adult or child) with a disability in achieving housing stability.

Source: <https://www.hudexchange.info/homelessness-assistance/coc-esq-virtual-binders/coc-program-components/permanent-housing/permanent-supportive-housing/>

### **Prevailing Wages**

Prevailing wages are specific, minimum hourly wage rates determined by state or federal government for trade workers on public works projects and include fringe benefit amounts for health insurance, vacation and pension.

Source: <https://www.sandiego.gov/compliance/prevailing-wage>

### **Project One for All (POFA)**

County of San Diego initiative with collaborating organizations, including SDHC, to provide intensive wraparound services, including mental health counseling and housing, to individuals experiencing homelessness with serious mental illness.

Source: <https://www.sandiegocounty.gov/content/sdc/sdhcd/project-one-for-all/>

### **Project-Based Housing Vouchers (PBV)**

Awarded to specific affordable housing developments to provide rental assistance linked to their units. When a tenant moves on, the rental housing voucher remains with the affordable housing unit to help another San Diegan experiencing homelessness.

### **Public Housing Agency/Authority (PHA)**

Any state, county, municipality, or governmental entity that is authorized to engage or assist in development or operation of housing for households with low income. California Health and Safety Code sections 34200 – 34380 govern Housing Authorities in the state of California.

Source: [https://archives.huduser.gov/portal/glossary/glossary\\_all.html](https://archives.huduser.gov/portal/glossary/glossary_all.html)

### **Rapid Rehousing (RRH)**

Rapid rehousing rapidly connects families and individuals experiencing homelessness to permanent housing through a tailored package of assistance that may include the use of time-limited financial assistance and targeted supportive services.

Source: <https://www.hudexchange.info/resource/3891/rapid-re-housing-brief/>

### **Regional Task Force on Homelessness (RTFH)**

As the Lead Agency for San Diego region's Continuum of Care (CoC), the RTFH is governed by a Board of Directors and is the collaborative applicant to Housing and Urban Development (HUD), responsible for this region's annual PIT Count (WeAllCount), hosting an Homeless Management Information System (HMIS) for the San Diego region and the Imperial County region, operating the Coordinated Entry System (CES), and acting as the funding source grantee for the Youth Homelessness Demonstration Program (YHDP), the Homeless Emergency Aid Program (HEAP), and Homeless Housing, Assistance and Prevention (HHAP).

Source: <https://www.rtfhsd.org/about-rtfh/our-purpose/>

**Request for Proposals (RFP)**

A formally advertised and competitive selection process used for obtaining a consultant or other services that will cost more than \$100,000 in which the evaluation and selection for award of a contract cannot be based on price alone, but is based on established criteria that include price and other factors.

Source: SDHC Procurement Policy

[http://www.sdhc.org/uploadedFiles/About/Administrative\\_Policies/PO-PUR-373.01%20-%20Statement%20of%20Procurement%20Policy.pdf](http://www.sdhc.org/uploadedFiles/About/Administrative_Policies/PO-PUR-373.01%20-%20Statement%20of%20Procurement%20Policy.pdf)

**Request for Qualifications (RFQ)**

A formally advertised and competitive selection process used for obtaining A/E Consultant services that will cost more than \$150,000 in which the evaluation and selection of A/E Consultants is based on the A/E Consultants' qualifications, and price is not used as an evaluation criterion. An RFQ may also be similarly used when procuring development partners. For RFQs for A/E Consultant services in the amount of \$150,000 or less, a formally advertised selection process need not be utilized as long as efforts are undertaken to assure that any procurement of such services is competitive and reasonable in cost. "A/E Consultants" are consultants providing architectural, engineering, landscape architectural or land surveying services.

Source: SDHC Procurement Policy

[http://www.sdhc.org/uploadedFiles/About/Administrative\\_Policies/PO-PUR-373.01%20-%20Statement%20of%20Procurement%20Policy.pdf](http://www.sdhc.org/uploadedFiles/About/Administrative_Policies/PO-PUR-373.01%20-%20Statement%20of%20Procurement%20Policy.pdf)

**San Diego Housing Commission (SDHC)****San Diego Association of Governments (SANDAG)**

SANDAG is a regional agency governed by a Board of Directors composed of mayors, councilmembers, and county supervisors from each of the region's 19 local governments. Supplementing these voting members are advisory representatives from Imperial County, the U.S. Department of Defense, Caltrans, San Diego Unified Port District, Metropolitan Transit System, North County Transit District, San Diego County Water Authority, Southern California Tribal Chairmen's Association, Mexico, and the San Diego County Regional Airport Authority.

Source: <https://www.sandag.org/index.asp?fuseaction=about.home>

**SDHC Achievement Academy**

A learning and resource center available at no cost for individuals and families with low income in the City of San Diego. SDHC Achievement Academy programs emphasize career planning, job skills, and personal financial education to help individuals and families become more financially self-reliant. Households with low income citywide are eligible to participate in SDHC Achievement Academy programs through its designation as an EnVision Center, in collaboration with the City of San Diego and San Diego Workforce Partnership.

**SDHC Moving Home**

Helps individuals and families experiencing homelessness to quickly obtain and maintain permanent housing through a tailored package of assistance that can include rental assistance and case management. SDHC has committed 50 rental housing units that it owns, annually, to provide housing through the Moving Home program.

### **SDHC Moving On**

SDHC partners with the County of San Diego Behavioral Health Services Division to provide up to 50 rental housing vouchers for households who previously experienced homelessness who are ready to transition out of permanent supportive housing, but still need rental assistance.

### **Section 8 Housing Choice Vouchers (Section 8 or HCV)**

The Section 8 Housing Choice Voucher program provides federal rental assistance to help households with low income pay their rent in the private rental market. The U.S. Department of Housing and Urban Development (HUD) funds the rental assistance program for local public housing authorities.

Source: [https://www.hud.gov/topics/housing\\_choice\\_voucher\\_program\\_section\\_8](https://www.hud.gov/topics/housing_choice_voucher_program_section_8)

### **Severely Rent-Burdened**

A household is severely rent-burdened when it spends more than 50 percent of its gross income on rent.

Source [https://www.huduser.gov/portal/pdredge/pdr\\_edge\\_featd\\_article\\_092214.html#:~:text=HUD%20defines%20cost%2Dburdened%20families,of%20one's%20income%20on%20rent.](https://www.huduser.gov/portal/pdredge/pdr_edge_featd_article_092214.html#:~:text=HUD%20defines%20cost%2Dburdened%20families,of%20one's%20income%20on%20rent.)

### **Sponsor-Based Subsidy (SBS)/Sponsor-Based Housing Voucher (SBV)**

Awarded through a competitive bidding process to nonprofit or for-profit organizations, or “sponsors,” to provide rental assistance to San Diegans experiencing homelessness, who also receive supportive services.

### **Storage Connect Center**

A center that helps keep homeless San Diegans’ belongings off downtown streets, sidewalks, and storefronts by providing a safe place for individuals to keep their belongings as they attend to their personal needs, which may include working on housing options, looking for work, attending classes, meeting with service providers, seeking medical care, or other activities such as accessing cleaning or washing facilities.

### **Transitional Housing**

Transitional Housing (TH) provides temporary housing with supportive services to individuals and families experiencing homelessness with the goal of interim stability and support to successfully move to and maintain permanent housing. TH projects can cover housing costs and accompanying supportive services for program participants for up to 24 months.

Source: <https://www.hudexchange.info/homelessness-assistance/coc-esg-virtual-binders/coc-program-components/transitional-housing/>

### **U.S. Department of Housing and Urban Development (HUD)**

#### **Veterans Affairs Supportive Housing (VASH)**

SDHC partners with the U.S. Department of Housing and Urban Development and the U.S. Department of Veterans Affairs (VA) to provide rental assistance to veterans experiencing chronic homelessness. The VA San Diego Healthcare System provides clinical health and case management services to VASH participants.

#### **Veterans Housing and Homelessness Prevention Program (VHHP)**

California Department of Housing and Community Development Program to provide long-term loans for the acquisition, construction, rehabilitation, and preservation of affordable multifamily housing for veterans and their families to allow veterans to access and maintain housing stability.

For additional terms and definitions, please see the U.S. Department of Housing and Urban Development's Glossaries: [https://www.hud.gov/sites/documents/DOC\\_35734.PDF](https://www.hud.gov/sites/documents/DOC_35734.PDF) or [https://archives.huduser.gov/portal/glossary/glossary\\_all.html](https://archives.huduser.gov/portal/glossary/glossary_all.html)

## GLOSSARY OF SDHC PROGRAMS

### **Affordable Housing/Permanent Supportive Housing Development**

Through a competitive Notice of Funding Availability (NOFA) process, SDHC awards funds to support the development of affordable rental housing and/or permanent supportive housing. SDHC awards the funds as loans that are repaid over time, depending on the cash flow from the property's revenue. SDHC's loans fill the gap that remains after developers secure all other available funding sources. SDHC's approval of loan funds helps developers obtain financing from other funding sources, including local, state and federal agencies. The funds SDHC awards to developments consist of federal, state and local dollars SDHC administers for the City of San Diego, such as: federal HOME Investment Partnerships Program (HOME) funds that the U.S. Department of Housing and Urban Development (HUD) awards to the City of San Diego; federal Community Development Block Grant Affordable Housing Revolving Loan Funds that HUD awards to the City of San Diego; and the City of San Diego Affordable Housing Fund, which comprises revenue from Housing Impact Fees charged to commercial developments and Inclusionary Housing Fees charged to residential developments.

### **Bridge Shelters**

The City of San Diego's Bridge Shelters offer a centralized location and safe place for men, women and children experiencing homelessness to receive temporary housing and appropriate services needed to expedite placement into permanent housing.

### **Community Action Plan on Homelessness for the City of San Diego (CAPH)**

A comprehensive, 10-year plan that builds on recent progress, lays out short-term achievable goals and serves as a guide for long-term success in addressing homelessness in the City of San Diego. SDHC was one of the lead agencies in the development of the plan.

### **Emergency Housing Voucher (EHV)**

Through the American Rescue Plan Act, the U.S. Department of Housing and Urban Development provided 70,000 Emergency Housing Vouchers nationwide, of which 480 were awarded to SDHC, to assist individuals and families who are homeless, at-risk of homelessness, fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, stalking, or human trafficking, or were recently homeless or have a high risk of housing instability. As of October 17, 2022, SDHC's lease-up rate for Emergency Housing Vouchers is 100 percent, with 480 households leasing rental housing units with the Emergency Housing Vouchers awarded to SDHC. Source: <https://www.hud.gov/ehv>

### **Eviction Prevention Program (EPP)**

SDHC contracts with Legal Aid Society of San Diego to operate EPP. The program launched December 20, 2021. Renters with low income in the City of San Diego who face eviction for not paying their rent due to the financial effects of the COVID-19 pandemic can receive legal help through EPP. Renter households are eligible for help from EPP if they reside at a City of San Diego address; have household income at or below 80 percent of San Diego's Area Median Income (\$104,100/year for a family of four); have an obligation to pay rent; and include at least one household member who experienced a reduction of income or other financial hardship due to the COVID-19 pandemic. Eligible renter households can receive full legal representation

throughout the pre-eviction and eviction process, in settlement negotiations and through trial, if necessary. In addition, limited legal services are available for eligible tenants through clinics, hotlines or appointments (virtual or in person), such as help with: completing COVID-19-related declarations; submitting formal responses to eviction notices; formal responses to Unlawful Detainers; and requests for reasonable accommodations.

### **Family Unification Program (FUP)**

This program was established in 1990 when the lack of adequate housing emerged as a critical factor in the out-of-home placement of children. The intent of the program is to provide timely housing voucher assistance for reunifying families, for families whose children are at risk of out-of-home placement due to inadequate housing, and for youth(s) that are the least 18 years of age and not more than 24 years of age who left foster care, or will leave foster care within 90 days, in accordance with a transition plan described in section 475(5)(H) of the Social Security Act, and is homeless or is at risk of becoming homeless at age 16 or older. It is administered by collaborating housing agencies and Child Welfare Services (CWS). FUP provides CWS families with Housing Choice Voucher rental assistance. Source: <https://www.sdhc.org/wp-content/uploads/2022/08/FY-2023-S8-Admin-Plan-FINAL.pdf>

### **Guardian Scholars Program**

SDHC partners with San Diego State University to provide rental assistance for up to 100 students who have experienced homelessness or are at risk of homelessness.

### **Homelessness Program for Engaged Educational Resources (PEER)**

A first-of-its kind collaboration between SDHC and San Diego City College, the Homelessness PEER course provides specialized education, training and job placement assistance to develop the workforce needed for programs and services that help San Diegans experiencing homelessness. As a leader in collaborative efforts to address homelessness in the City of San Diego, SDHC identified the need for additional qualified applicants for positions in the area of homelessness programs and services. This course builds upon established San Diego City College certificate programs in mental health work, alcohol and other drug studies, gerontology, and the Associate of Arts Degree in Behavioral Health: Social Work. Students in these programs are the focus of City College outreach efforts to identify students for the new course. SDHC and the City of San Diego fund the PEER program, while San Diego City College leverages existing San Diego Community College District resources.

### **Homelessness Response Center**

The City of San Diego Homelessness Response Center provides a broad range of services to help individuals and families experiencing homelessness on their path to permanent or longer-term housing. SDHC operates and administers the HRC, in collaboration with the City of San Diego, People Assisting the Homeless (PATH), the Regional Task Force on the Homeless (RTFH), and homelessness service providers. The HRC provides two major programs on-site:

- System Navigation Services: Coordination of all activities to move someone from homelessness to permanent or longer-term housing.
- Support Services On-site: A variety of supportive services from multiple service providers to address individual needs of people experiencing homelessness.

All HRC services are focused on meeting the unique needs of each customer being served. Programs also follow the “Housing First” approach to addressing homelessness. “Housing First” focuses on providing appropriate housing options as quickly as possible, with as few requirements or conditions as possible, and access to supportive services, as needed.



**Housing Development Partners (HDP)**

SDHC's nonprofit affiliate for affordable housing development. HDP's purposes are to: provide affordable housing for people with low or moderate income, seniors and individuals with disabilities by acquiring or developing publicly funding housing; provide housing-related facilities and services for people with low or moderate income, seniors and individuals with disabilities; and take other actions that may reasonably promote housing for people with low or moderate income, seniors or people with disabilities.

**HOUSING FIRST – SAN DIEGO (HFSD)**

SDHC's homelessness action plan, which launched November 12, 2014. As of June 30, 2022, the programs of HOUSING FIRST – SAN DIEGO have created more than 10,600 housing solutions for individuals and families experiencing homelessness or at risk of homelessness.

**Housing Instability Prevention Program (HIPP)**

HIPP helps pay rent and other housing-related expenses for families in the City of San Diego with low income and unstable housing situations, such as facing eviction for nonpayment of rent. Funding is limited. With funding for Fiscal Year 2023, the program can assist approximately 300 households. SDHC identifies potential participants from referrals from 2-1-1 San Diego. SDHC Housing Specialists contact those households to confirm and verify if they qualify for help. The program pays \$500 per month for 24 months for qualifying households in the City of San Diego and assists with housing-related expenses such as security deposits, past-due rent, utilities, application fees or furniture, depending on the family's need. Payments are made directly to the approved vendor, such as the landlord or utility company.

**Landlord Engagement and Assistance Program (LEAP)**

Provides incentives and benefits to landlords who rent to San Diegans experiencing homelessness, as well as housing location and financial assistance for tenants to pay Up-front move-in costs, such as application fees, security deposits, utility deposits, holding fees and moving costs.

**Mainstream Voucher**

These vouchers provide rental assistance for families experiencing homelessness that include a non-elderly person between the ages of 18 and 61 with a disability.

**Monarch School Project**

SDHC partners with the Monarch School to provide rental housing vouchers for up to 25 families who have at least one child enrolled at the Monarch School, one of the few schools in the nation specifically serving children experiencing homelessness.

**Moving to Work (MTW)**

MTW is a designation from the U.S. Department of Housing and Urban Development (HUD) that gives SDHC the flexibility to implement a variety of innovative, cost-effective approaches to provide housing assistance in the City of San Diego. SDHC is one of only 39 original MTW agencies out of approximately 3,200 public housing authorities in the nation. In 2021 and 2022, HUD announced the addition of 70 public housing authorities as MTW agencies.

**Multidisciplinary Outreach Team**

The Multidisciplinary Outreach Program is operated by PATH through a contract with SDHC. PATH collaborates and subcontracts with Father Joe's Villages for the healthcare component. The program utilizes an integrated multidisciplinary team that includes a nurse practitioner, four clinical outreach specialists, a medical assistant/outreach worker, two peer support specialists,

and a part-time substance abuse counselor. Father Joe's Villages also leverages support from several members from its Street Health Team and Village Health Clinic to increase access to services. These include access to Father Joe's Villages' psychiatric nurse practitioner and clinical psychologist and other healthcare professionals. The program addresses existing gaps in the system by deploying a multidisciplinary outreach team to work directly with those hardest to serve. Services include, but are not limited to: street medicine services, including medical triage, wound care, bio-psycho-social assessments, medication assisted treatment, care coordination with primary care, mental or behavioral health services and substance abuse counseling, housing-focused street-based case management, peer support, system navigation and post-placement stabilization support, basic needs support, referrals to support systems, benefits and services, and transportation assistance.

### **Permanent Supportive Housing (PSH)**

Permanent Supportive Housing (PSH) is permanent housing in which housing assistance (e.g., long-term leasing or rental assistance) and supportive services are provided to assist households experiencing homelessness with at least one member (adult or child) with a disability in achieving housing stability.

Source: <https://www.hudexchange.info/homelessness-assistance/coc-esg-virtual-binders/coc-program-components/permanent-housing/permanent-supportive-housing/>

### **Project-Based Housing Vouchers (PBV)**

Awarded to specific affordable housing developments to provide rental assistance linked to their units. When a tenant moves on, the rental housing voucher remains with the affordable housing unit to help another San Diegan with low income or experiencing homelessness.

### **Rapid Rehousing (RRH)**

Rapid rehousing rapidly connects families and individuals experiencing homelessness to permanent housing through a tailored package of assistance that may include the use of time-limited financial assistance and targeted supportive services. SDHC operates the Moving Home RRH program and contracts with service providers who operate additional RRH programs in the City of San Diego. Source: <https://www.hudexchange.info/resource/3891/rapid-re-housing-brief/>

### **SDHC Achievement Academy**

A learning and resource center available at no cost for individuals and families with low income in the City of San Diego. SDHC Achievement Academy programs emphasize career planning, job skills, job placement and personal financial education to help individuals and families become more financially self-reliant. Households with low income citywide are eligible to participate in SDHC Achievement Academy programs through its designation as an EnVision Center, in collaboration with the City of San Diego and San Diego Workforce Partnership. SDHC Achievement Academy participants are predominantly Section 8 Housing Choice Voucher households, public housing residents and participants in certain homelessness programs.

### **SDHC Moving Home**

Helps individuals and families experiencing homelessness to quickly obtain and maintain permanent housing through a tailored package of assistance that can include rental assistance and case management. Moving Home serves moderate- to high-needs households referred through the Coordinated Entry System (CES). It provides financial assistance for move-in costs, ongoing rental assistance up to 36 months, and case management and referral services based on the household's needs. SDHC has committed 50 rental housing units that it owns, annually, to provide housing through the Moving Home program.

**SDHC Moving On**

SDHC partners with the County of San Diego Behavioral Health Services Division to provide up to 50 rental housing vouchers for households who previously experienced homelessness who are ready to transition out of permanent supportive housing, but still need rental assistance.

**SDHC-Owned Affordable Rental Housing**

SDHC, including its nonprofit affiliate, Housing Development Partners, owns or manages 4,120 affordable rental housing units in the City of San Diego, of which 189 are federal public housing units.

**Sponsor-Based Subsidy (SBS)/Sponsor-Based Housing Voucher (SBV)**

Awarded through a competitive bidding process to nonprofit or for-profit organizations, or “sponsors,” to provide rental assistance to San Diegans experiencing homelessness, who also receive supportive services.

**Storage Connect Center**

A center that helps keep homeless San Diegans’ belongings off downtown streets, sidewalks, and storefronts by providing a safe place for individuals to keep their belongings as they attend to their personal needs, which may include working on housing options, looking for work, attending classes, meeting with service providers, seeking medical care, or other activities such as accessing cleaning or washing facilities.

**Tenant Protection Voucher**

Tenant Protection Vouchers are provided to protect U.S. Department of Housing and Urban Development (HUD) assisted families from hardship as the result of a variety of actions that occur in HUD’s Public Housing (Low-Rent), the Multifamily Housing portfolios, and Moderate Rehabilitation properties.

**Transitional Housing**

Transitional Housing (TH) provides temporary housing with supportive services to individuals and families experiencing homelessness with the goal of interim stability and support to successfully move to and maintain permanent housing. TH projects can cover housing costs and accompanying supportive services for program participants for up to 24 months. Source: <https://www.hudexchange.info/homelessness-assistance/coc-esg-virtual-binders/coc-program-components/transitional-housing/>

**Veterans Affairs Supportive Housing (VASH)**

SDHC partners with the U.S. Department of Housing and Urban Development and the U.S. Department of Veterans Affairs (VA) to provide rental assistance to veterans experiencing chronic homelessness. The VA San Diego Healthcare System provides clinical health and case management services to VASH participants.