



SAN DIEGO
HOUSING
COMMISSION

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San Diego Housing Commission (SDHC) Fiscal Year (FY) 2024 Section 8 Housing Choice Voucher (HCV) Administrative Plan Presentation to the SDHC Board of Commissioners June 15, 2023

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SDHC – FY 2024 Section 8 HCV Administrative Plan Proposed Changes

1. Removal of Mandatory Denial/Termination of Assistance Due to Marijuana Use
2. Alternative Referral Process for Sponsor-Based Subsidy Program
3. Restoration of Voucher Size for Family Unification Program (FUP) Participants
4. Modify Definition of Elderly Household from 55 to 62
5. Added Definition of Family for Eligibility Determination
6. Continued Child Care Deduction as a Hardship
7. Revised Asset Requirements under the Traditional HCV Program
8. Revised Allowance and Deductions under the Traditional HCV Program
9. Revised Allowable Medical Expenses under the Traditional HCV Program
10. Interim Certifications for Increases of Income under the Traditional HCV Program



SDHC – FY 2024 Section 8 HCV Administrative Plan Discretionary Policy

Removal of Mandatory Denial/Termination of Assistance Due Marijuana Use

- Current policy requires the denial of admission or termination of assistance to family members using medical and/or recreational marijuana.
 - SDHC exercises discretion in reviewing current cases.
- Proposed change will provide SDHC greater discretion in determining whether to deny or terminate assistance.
 - The U.S. Department of Housing and Urban Development (HUD) allows public housing authorities discretion in how to deal with the use of medical/recreational marijuana.
 - The decision is based on each individual case of drug-related criminal activity.
- This will provide greater access to housing for SDHC clients.



SDHC – FY 2024 Section 8 HCV Administrative Plan Discretionary Policy (Continued)

Alternative Referral Process for Sponsor-Based Subsidy (SBS) Program

- SDHC provides subsidies to house people experiencing homelessness while sponsor organizations provide necessary supportive services.
- Current policy: SBS participants must be referred to SDHC by the Regional Task Force on Homelessness (RTFH) using its Coordinated Entry System (CES).
- SDHC may allow an alternative referral process for unique, vulnerable populations that have requirements that cannot be met by RTFH and CES.



SDHC – FY 2024 Section 8 HCV Administrative Plan Discretionary Policy (Continued)

Restoration of Voucher Size for Family Unification Program (FUP) Participants

- Current policy: FUP families are subject to the subsidy standards that may prevent restoring original voucher size when authorities remove children from a household and then return them to the household.
- The proposed policy will allow for the restoration of the voucher to its original size.
- This applies only in cases where the voucher size was decreased after admission to the program due to children being removed from the household by Child Welfare Service authorities and later the children are subsequently returned.



SDHC – FY 2024 Section 8 HCV Administrative Plan Discretionary Policy (Continued)

Modified Definition of Elderly Household from 55 to 62

- The revised definition for the Elderly age was included in the FY 2024 Moving to Work (MTW) Annual Plan.
 - SDHC Board approved the MTW Annual Plan on March 17, 2023.
- The revision aligns with HUD's definition of Elderly.
- Elderly/Disabled population consists of families where 100 percent of adults are:
 - Age 62 or older,
 - Disabled, or
 - Full-time students ages 18 to 23.



SDHC – FY 2024 Section 8 HCV Administrative Plan

Mandatory U.S. Department of Housing and Urban Development Policy

Added Definition of Family for Eligibility Determination

- New HUD statutory provisions under the Housing Opportunity Through Modernization Act (HOTMA) add a new definition of family.
- It includes an otherwise eligible youth ages 18 to 24 who:
 - Left foster care or will leave foster care within 90 days, and
 - Is homeless or is at risk of becoming homeless at age 16 or older.



SDHC – FY 2024 Section 8 HCV Administrative Plan

Mandatory U.S. Department of Housing and Urban Development Policy (Continued)

Continued Child Care Deduction as a Hardship

- Child care expenses for children under 13 years of age may be deducted from annual income if it enables an adult to work, attend school full time, or actively seek employment.
- Under the new HUD HOTMA rule, families whose eligibility for the child care expense deduction is ending may request a financial hardship exemption to continue the child care expense deduction.
- The hardship exemption and the resulting alternative adjusted income calculation will remain in place for up to 90 days.
- Additional 90-day extensions may be granted on a case-by-case basis.



SDHC – FY 2024 Section 8 HCV Administrative Plan

Mandatory U.S. Department of Housing and Urban Development Policy (Continued)

Revised Asset Requirements

- Under new HUD HOTMA rules effective January 1, 2024, total family assets under \$50,000 will be considered nominal and will not require third-party verification.
- Family assets exceeding \$50,000 will require third-party verification.
- Families with assets exceeding \$100,000 and/or with a present ownership in or with a legal right to reside in or sell real property that is suitable for residence are not eligible for any voucher programs.



SDHC – FY 2024 Section 8 HCV Administrative Plan

Mandatory U.S. Department of Housing and Urban Development Policy

(Continued)

Revised Allowances and Deductions under the Traditional HCV Program

- Adjusted Income is defined as the annual income minus any HUD allowable expenses and deductions.
- Under new HUD HOTMA rules, the Elderly/Disabled allowance is raised to \$525 per household for families whose head of household, spouse or co-head of household is 62 years of age or older or disabled.



SDHC – FY 2024 Section 8 HCV Administrative Plan

Mandatory U.S. Department of Housing and Urban Development Policy (Continued)

Revised Allowable Medical Expenses under the Traditional HCV Program

- Under new HUD HOTMA rules effective January 1, 2024, a family will qualify for a medical expense deduction if the expense exceeds 10% of annual income.
- HOTMA will allow for hardship exceptions under certain circumstances.



SDHC – FY 2024 Section 8 HCV Administrative Plan

Mandatory U.S. Department of Housing and Urban Development Policy (Continued)

Interim Certifications for Increases of Income under the Traditional HCV Program

- Under new HUD HOTMA rules effective January 1, 2024, a family's income increase of more than 10% will require the completion of an increased income interim certification, except under certain circumstances.



SDHC – FY 2024 Section 8 HCV Administrative Plan

Staff Recommendations

That the SDHC Board of Commissioners take the following actions:

- 1) Approve the Fiscal Year (FY) 2024 Section 8 Housing Choice Voucher Administrative Plan.
- 2) Authorize SDHC's President and Chief Executive Officer, or designee, to execute all documents and instruments necessary and/or appropriate to implement these approvals, in a form approved by General Counsel, and to take such actions as are necessary and/or appropriate to implement these approvals, provided that a copy of the documents, signed as to form by General Counsel, is submitted to each Housing Commissioner.



Questions & Comments

