



We're About People

San Diego Housing Commission (SDHC)
Fiscal Year (FY) 2027 Section 8 Housing Choice Voucher (HCV)
Administrative Plan
Presentation to the SDHC Board of Commissioners
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Carrie Bell
Senior Vice President
Rental Assistance Division

Maria Christopher
Vice President of Special Programs
Rental Assistance Division



Overview – Fiscal Year 2025

- Federal Housing Choice Voucher (HCV) rental assistance is SDHC's largest program.
- Families Leased: 18,738
- Vouchers Committed to Homelessness: 5,864
- Rental Assistance payments disbursed: \$310.5 Million
- Participating Landlords: 5,180
- Elderly/Disabled Households: 72%
- Work-Able Households: 28%
- Average Annual Income (All Households): \$23,461
- 86% of Households are Extremely Low Income (Up to 30% AMI)



*Anna
Participant*



Proposed Changes

FY 2026 MTW Annual Plan Revisions

Family Contribution for Elderly/Disabled Households

Family Contribution for Work-Able Households

Addition of “Work-Able 3” Category to Work-Able Population

Minimum Family Contribution for Work-Able Households

Hardship Policy for Work-Able Households

Hardship Policy for Zero-Income Households

SDHC Board approved December 11, 2025.

U.S. Department of Housing and Urban Development (HUD) approved March 10, 2026.

Discretionary Program Enhancements

Decrease in Household Composition Live-in Aide

Revised Policy on Unreported Income and Overpayment Resolution

Housing Quality Standards (HQS) Remote Video Inspections

National Standards for the Physical Inspection of Real Estate



FY 2026 MTW Annual Plan Revisions

Family Contribution for Elderly/Disabled Households

- Increases contribution from 28.5% to 32% of adjusted annual income
- Minimum family contribution remains \$0.
- Justification: Supports program sustainability for fixed-income households

Family Contribution for Work-Able Households

- Eliminates tiered income table
- New calculation: 40% of adjusted annual income or minimum family contribution, whichever is greater
- Justification: Aligns rent with actual income, addresses rising costs



FY 2026 MTW Annual Plan Revisions (Continued)

Addition of “Work-Able 3” Category to Work-Able Population

- New category for households with three or more Work-Able adults
- Minimum contributions aligned with household earning capacity
- Justification: Reflects increased workforce potential

Minimum Family Contribution for Work-Able Households

- Updated based on 25 hours/week at \$17.75/hour minimum wage
 - Work-Able 1: \$580 / month
 - Work-Able 2: \$1,155 / month
 - Work-Able 3: \$1,735 / month
- Justification: Ensures rent expectations reflect local wage standards



FY 2026 MTW Annual Plan Revisions (Continued)

Hardship Policy for Work-Able Households

- Work-Able 1 & 2 with dependents at minimum family contribution may qualify for one-time, six-month hardship if they spend more than 50% of their income toward housing.
- Family Contribution reduced to \$50, previous contribution, or 50% of adjusted income—whichever is greatest.
- Referral to SDHC Achievement Academy for self-sufficiency support
- Justification: Targets relief to most vulnerable families

Hardship Policy for Zero-Income Households

- Temporary \$50 family contribution for up to six months if income drops to zero (through no fault of the household)
- Participation in SDHC Achievement Academy is required.
- After hardship, revert to standard minimum family contribution
- Justification: Provides short-term stability, encourages self-sufficiency



Discretionary Program Enhancements

Decrease in Household Composition Live-in Aide

- If approved live-in aide leaves and no replacement is found within three months, the voucher size reverts to the prior level.
- Justification: Ensures subsidy matches household need. Supports cost containment



Discretionary Program Enhancements (Continued)

Revised Policy on Unreported Income and Overpayment Resolution

- Overpayments greater than \$5,000: Notice of Intended Action is issued.
- Overpayments equal to or less than \$5,000: Payment Plan Agreement may be offered.
- Justification: Promotes accountability. Safeguards program integrity.



Discretionary Program Enhancements (Continued)

Housing Quality Standards (HQS) Remote Video Inspections

- Inspections may be completed via Remote Video Inspections (permitted by HUD).
- In-person remains the primary means of inspection.
- If virtual inspection cannot be completed, in-person will be inspection scheduled
- Justification: Enhances an option to utilize resources to increase operational efficiency while maintaining compliance. Allows policy to align with person-centered approaches for specific scenarios.



Discretionary Program Enhancements (Continued)

National Standards for the Physical Inspection of Real Estate

- SDHC will align with HUD's implementation date for NSPIRE, replacing HQS standards effective February 2027.
- Justification: Ensures consistency with federal requirements. Prepares for new inspection standards.



Staff Recommendations

That the SDHC Board of Commissioners take the following actions:

- 1) Approve the proposed revisions to the Fiscal Year (FY) 2027 Section 8 Housing Choice Voucher Administrative Plan.
- 2) Authorize the 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

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