

HOUSING AUTHORITY OF
THE CITY OF SAN DIEGO

RESOLUTION NUMBER HA- 2047

DATE OF FINAL PASSAGE October 21, 2025

A RESOLUTION OF THE HOUSING AUTHORITY OF THE
CITY OF SAN DIEGO APPROVING THE REVISED FISCAL
YEAR 2026 SECTION 8 HOUSING CHOICE VOUCHER
ADMINISTRATIVE PLAN AND THE REVISED ADMISSIONS
AND CONTINUED OCCUPANCY POLICY FOR PUBLIC
HOUSING.

RECITALS

The Housing Authority of the City of San Diego (Housing Authority) adopts this
Resolution based on the following:

A. The United States Department of Housing and Urban Development (HUD)
requires all public housing authorities to adopt a written administrative plan that establishes local
policies for the Section 8 Housing Choice Voucher (HCV) program administration. The plan
must state HUD-mandated policies and the public housing authority's policies in those areas
where the public housing authority has discretion to establish local policy.

B. San Diego Municipal Code (SDMC) section 98.0301(d)(3) authorizes the San Diego
Housing Commission (Housing Commission) to adopt guidelines for the administration of
programs previously approved and funded by the Housing Authority. On December 7, 1999, the
Housing Authority approved Resolution HA-1036, which delegated authority to the Board of
Commissioners of the San Diego Housing Commission (Board) to approve future administrative
changes to the HCV Administrative Plan that do not affect selection preferences as approved by the
Housing Authority.

C. The federal Emergency Housing Voucher (EHV) program, established in 2021, assists households that 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.

D. The American Rescue Plan Act of 2021 appropriated \$5 billion for new incremental EHV's and the cost of administering EHV's nationwide, with 70,000 EHV's awarded to 626 public housing authorities. Of those, 501 EHV's were awarded to the Housing Commission. HUD Notice PIH 2021-15 dated May 5, 2021 (Notice 2021-15), said in part, "The funds appropriated for the EHV program are available for obligation by HUD only until September 30, 2030 and will be cancelled as a matter of law on September 30, 2035." Based on Notice 2021-15, the Housing Commission's expectation was that HUD funding allocations would continue at least through 2030, and could be used through 2035, for families that remained in the EHV program at that time. However, HUD issued a letter, dated March 6, 2025, to public housing authorities stating that after the calendar year 2025 allocation, HUD would provide no additional EHV funding to public housing authorities. HUD's letter accelerated the end of EHV assistance by at least five years sooner than anticipated.

E. As required by the EHV program, the Housing Commission has not reissued any turnover EHV's since September 2023, but the Housing Commission continues to provide rental assistance for more than 460 EHV families who remain in the program. Approximately 20 more families are in a move process with an EHV and are searching for housing. EHV households consist of more than 900 individuals and represent some of the most vulnerable populations, for

example, seniors or disabled, and the average annual income for these families is \$15,895. These households rely on rental subsidies to sustain housing in San Diego's high-cost rental housing market. Without this rental assistance, many of these families will be unable to pay their rent and likely will become homeless.

F. On May 7, 2025, the Housing Commission received from HUD an estimated EHV Housing Assistance Payment Renewal Notice (Renewal Notice). Based on the Renewal Notice, the Housing Commission estimates the remaining available federal funding will allow the Housing Commission to assist EHV families through fall 2026. At that time, the EHV program would end because of a lack of federal funding and no alternative funds to continue the EHV program.

G. To help mitigate the negative impacts on the Housing Commission's EHV families, the Housing Commission has requested a variety of waivers from HUD, including allowing eligible veterans to be transitioned to the Veteran Affairs Supportive Housing (VASH) program and the creation of a local EHV priority for the Housing Commission rental assistance wait lists, including wait lists for project-based vouchers. The EHV priority would apply only to current Housing Commission EHV participants.

H. On June 20, 2025, HUD issued notice PIH 2025-19 (Notice 2025-19). Notice 2025-19 allows public housing authorities to transition EHV families to the HCV program using its existing HCV funding. HUD will not provide additional funds to transition EHV families to the HCV program. The Housing Commission will have minimal project-based Housing Choice Vouchers available prior to fall 2026 to offer EHV families as an alternative housing opportunity. The majority of EHV families remain at risk of housing instability and homelessness without supplemental funding.

I. According to Notice 2025-19, transitioning EHV families into a public housing authority's HCV program requires selecting the family through the public housing authority's waiting list. The Housing Commission proposes a revision to the HCV Administrative Plan to create a local preference for current EHV-assisted families to the Housing Commission's HCV waiting list whose assistance is at risk of termination due to lack of EHV program funding. This priority will be available for up to 12 months after HUD's EHV funding has ended for the family.

J. HUD requires all public housing authorities to adopt a written administrative plan that establishes local policies for program administration. The plan must state the public housing authority's policies in those areas where the public housing authority has discretion to establish local policy. Under SDMC section 98.0301(d)(3) and Housing Authority Resolution HA-1036, the Board has approved administrative changes to the Public Housing Occupancy Plan, now known as the Admissions and Continued Occupancy Policy (ACOP), that do not affect selection preferences.

K. Federal regulations allow public housing authorities to establish local preferences for the public housing wait list and to prioritize serving families that meet those criteria. Housing Commission staff proposes revisions to the public housing wait list preferences in the ACOP to be consistent with the wait list preferences in the Housing Commission's HCV Administrative Plan to reflect the Housing Commission's strategic effort to ensure greater consistency, fairness, and administrative efficiency across both programs.

L. Housing Commission staff determined the Fiscal Year 2026 Section 8 Housing Choice Voucher Administrative Plan revisions are not a project as defined by the California Environmental Quality Act (CEQA) section 21065 and CEQA Guidelines section 15378(b)(5)

and categorically excluded from the National Environmental Policy Act (NEPA) under Title 24 of the Code of Federal Regulations, section 58.35(b)(1) and (b)(2), regarding tenant-based rental assistance and supportive services, including housing services, and is not subject to Title 24 of the Code of Federal Regulations, section 58.5, as approved by City staff.

M. Housing Commission staff determined the Admission and Continued Occupancy Policy for Public Housing revisions are not a project as defined by the California Environmental Quality Act (CEQA) section 21065 and CEQA Guidelines section 15378(b)(5) and processing under the National Environmental Policy Act (NEPA) is not required because no federal funds are included in this activity.

N. The Office of the City Attorney has drafted this Resolution based on the information provided by Housing Commission staff, and verified by the Housing Commission's General Counsel, with the understanding that this information is sufficient to allow for a proper and complete analysis of this matter

ACTION ITEMS

Be it resolved by the Housing Authority of the City of San Diego:

1. The Fiscal Year 2026 Section 8 Housing Choice Voucher Administrative Plan revisions are approved.
2. The Admissions and Continued Occupancy Policy for Public Housing revisions are approved.
3. The Housing Commission's President and Chief Executive Officer, or designee, is authorized to execute all documents and instruments necessary and appropriate to implement these approvals, in a form approved by and upon the advice of the Housing Commission's

General Counsel, and take such actions as are necessary and appropriate to implement these approvals.

4. Housing Commission staff will notify the Housing Authority and the San Diego City Attorney's Office about any subsequent amendments or modifications to the documents, and other required documents, including amendments to any documents.

APPROVED: HEATHER FERBERT, General Counsel

By


Hilda R. Mendoza
Senior Deputy General Counsel

HRM:nja
September 25, 2025
Or. Dept: Housing Authority
Doc. No. 4202285

Passed and adopted by the Housing Authority of the City of San Diego on October 21, 2025, by the following vote:

	Yeas	Nays	Excused	Not Present
Joe LaCava	☒	☐	☐	☐
Jennifer Campbell	☒	☐	☐	☐
Stephen Whitburn	☒	☐	☐	☐
Henry Foster III	☒	☐	☐	☐
Marni von Wilpert	☒	☐	☐	☐
Kent Lee	☒	☐	☐	☐
Raul Campillo	☒	☐	☐	☐
Vivian Moreno	☒	☐	☐	☐
Sean Elo-Rivera	☒	☐	☐	☐

AUTHENTICATED BY:

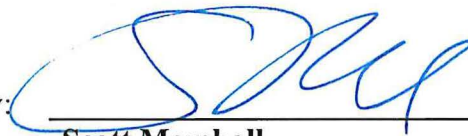
[seal]

Lisa Jones

Executive Director of the Housing Authority
of the City of San Diego, California

I HEREBY CERTIFY that the above and foregoing is a full, true and correct copy of
RESOLUTION NO. **2047** passed and adopted by the Housing Authority of the City of San Diego,
California on October 21, 2025.

By:



Scott Marshall

Deputy Secretary of the Housing Authority
of the City of San Diego, California