



SAN DIEGO  
HOUSING  
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# San Diego Housing Commission (SDHC) Fiscal Year 2021 Section 8 Administrative Plan Presentation to the SDHC Board of Commissioners September 18, 2021

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# SDHC – Fiscal Year 2021 Section 8 Administrative Plan Proposed Changes

1. Alternative Housing Quality Standards (HQS) Inspections
2. Removal of Reasonable Accommodation Requirement for Special Housing Types
3. Set Payment Standards as Maximum Rents for the Project-Based Voucher Program





# SDHC – Fiscal Year 2021 Section 8 Administrative Plan Proposed Changes (Continued)

4. Family Unification Program (FUP)
  - a. Definition of Youth and Eligibility
  - b. Selection Process
  
5. The Monarch School Project
  - a. Revised Supportive Service Participation Requirement
  - b. Selection Process



# SDHC – Fiscal Year 2021

## Section 8 Administrative Plan

### Alternative HQS Inspections

## Alternative Housing Quality Standards (HQS) Inspections

- HUD requires that assisted units in the tenant-based and project-based programs meet a minimum set of federal quality criteria known as Housing Quality Standards (HQS)
- SDHC conducts on-site inspections of assisted units on a regular basis to ensure HQS compliance.
- HUD approved Alternative HQS Inspections to complete non-life-threatening inspection processes, where there has been a government order to limit contact with others.
  - Temporary model currently implemented due to COVID-19.





# SDHC – Fiscal Year 2021

## Section 8 Administrative Plan

### Special Housing Types – Congregate Housing & Group Homes

#### Special Housing Types – Congregate Housing & Group Homes

- Current SDHC policy states that clients wanting to utilize the Congregate Housing and Group Homes special housing types must submit a reasonable accommodation request.
- Qualifying criteria for Congregate Housing and Group Homes already limit access to clients with disabilities and the elderly
  - Reasonable accommodation request is unnecessary.





# SDHC – Fiscal Year 2021

## Section 8 Administrative Plan

### Payment Standards as Maximum Rent for Project-Based Housing Voucher Program

#### **Set Payment Standards as Maximum Rents for the Project-Based Voucher Program**

- Establishes the current Payment Standard Schedule as the maximum amount SDHC will pay per Project-Based Housing Voucher (PBV) unit for initial contract rent or subsequent rent increases.
  - Clarification of current policy



# SDHC – Fiscal Year 2021

## Section 8 Administrative Plan

### Family Unification Program

#### Family Unification Program (FUP)

- Provides housing vouchers to child-welfare-involved families for whom the lack of adequate housing is the primary reason for:
  - imminent out-of-home placement of children, or
  - delays in family reunification.
- Also provides housing vouchers to youth ages of 18 to 24 who left foster care or will leave foster care within 90 days and/or are homeless or is at risk of becoming homeless at age 16 or older.
- SDHC received 75 new FUP vouchers from HUD in April 2020 to include eligible former foster youth.





# SDHC – Fiscal Year 2021

## Section 8 Administrative Plan

### Family Unification Program (Continued)

- Families or youth on the Section 8 Housing Choice Voucher waiting list that match a referral from the Health and Human Services Agency’s Child Welfare Services must be assisted in the order of their position on the waiting list, in accordance with public housing authority admission policies.
- Changes incorporate the definition of youth under the program, outline eligibility criteria and the selection process as established by HUD.





# SDHC – Fiscal Year 2021

## Section 8 Administrative Plan

### The Monarch School Project

#### **The Monarch School Project**

- Provides tenant-based rental assistance and supportive services to families experiencing homelessness with children attending Monarch School.
- Proposed change removes the requirement for the family to participate in supportive services.
  - This makes the program more accessible to participants in alignment with Housing First principles.
- Proposed change allows interested families to be entered into the Coordinated Entry System, prioritized by community standards, to be referred to available housing inventory
  - Removes current policy that calls for prospective families to submit a letter of interests to Monarch School.



# Questions & Comments

