



SAN DIEGO
HOUSING
COMMISSION

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San Diego Housing Commission (SDHC) Fiscal Year 2022 Section 8 Housing Choice Voucher Administrative Plan Presentation to the SDHC Board of Commissioners September 9, 2021

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SDHC – Section 8 Housing Choice Voucher Administrative Plan Proposed Fiscal Year 2022 Changes

1. Shared Housing Resident Owner Policy
2. Project-Based Voucher Occupancy Standards
3. Project-Based Voucher Inspections
4. Emergency Housing Vouchers





SDHC – Section 8 Housing Choice Voucher Administrative Plan

Shared Housing Resident Owner Policy

- Shared Housing: A single housing unit occupied by an assisted family and another resident or residents who may or may not be assisted.
 - Separate Housing Assistance Payment (HAP) contract and lease for each assisted family that may co-reside in the unit.
 - The owner of the property may reside in the unit, but housing assistance may not be paid on their behalf.
- Previously under program regulations, a resident owner could not be related by blood or marriage to the assisted family under any circumstances.
- The U.S. Department of Housing and Urban Development (HUD) has revised this rule:
 - Public housing authorities must grant exceptions where needed as a reasonable accommodation for a person with a disability.





SDHC – Section 8 Housing Choice Voucher Administrative Plan Project-Based Voucher Occupancy Standards

- HUD minimum quality standards for tenant-based and project-based voucher programs—known as Housing Quality Standards (HQS)—allow for two occupants per living/sleeping room in a unit.
- Policy change will allow SDHC to apply HQS occupancy standards to project-based voucher studio units and house up to two occupants per studio.





SDHC – Section 8 Housing Choice Voucher Administrative Plan Project-Based Voucher Alternative Inspections

- HUD-approved Fiscal Year 2010 Moving to Work (MTW) Annual Plan included initiative to expand the project-based voucher program to serve populations experiencing homelessness and households with low income.
- SDHC Board- and HUD-approved Fiscal Year 2022 MTW Plan included change to the initiative, allowing for alternative inspections in lieu of HQS for new project-based voucher developments
 - Certificates of Occupancy (COO)
 - Temporary Certificates of Occupancy (TCO)
- The change shortens the amount of time it takes to lease a unit through the project-based voucher program.





SDHC – Section 8 Housing Choice Voucher Administrative Plan Emergency Housing Voucher Program

- HUD awarded 480 Emergency Housing Vouchers (EHVs) to SDHC through the American Rescue Plan Act of 2021.
- EHVs will 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
 - recently homeless
- Changes incorporate required policy to administer the EHV Program for the City of San Diego.





SDHC – Section 8 Housing Choice Voucher Administrative Plan Staff Recommendations

- 1) Approve the Fiscal Year 2022 Section 8 Housing Choice Voucher Administrative Plan and the implementation of new policy therein.
- 2) Authorize the President & 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.



Questions & Comments

