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San Diego Housing Commission (SDHC) Revised Fiscal Year 2026 Section 8 Housing Choice Voucher Administrative Plan Presentation to the SDHC Board of Commissioners July 18, 2025

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SDHC – Revised FY 2026 Section 8 Housing Choice Voucher Administrative Plan

Introduction

- The U.S. 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 program administration.
 - The plan must state:
 - HUD-mandated policies
 - The public housing authority's policies in areas where the public housing authority has discretion to establish local policy.
 - San Diego Municipal Code Section 98.0301(d)(3) authorizes SDHC to adopt guidelines for the administration of programs previously approved and funded by the Housing Authority of the City of San Diego (Housing Authority)
- The SDHC Board of Commissioners approved the FY 2026 Section 8 Housing Choice Voucher Administrative Plan on May 9, 2025.



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Emergency Housing Vouchers

- American Rescue Plan Act of 2021
 - Appropriated \$5 billion for new Emergency Housing Vouchers and administration costs
 - 70,000 Emergency Housing Vouchers were awarded to 626 public housing authorities.
 - 501 of those Emergency Housing Vouchers were awarded to SDHC.
- 2021 HUD Notice: Funds “are available for obligation by HUD only until September 30, 2030 and will be cancelled as a matter of law on September 30, 2035.”



Leslie, Emergency Housing Voucher participant



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Emergency Housing Vouchers (Continued)

- SDHC expected HUD funding allocations to continue at least through 2030 and to be used through 2035.
- March 6, 2025, HUD Letter: After the calendar year 2025 allocation, HUD would provide no additional Emergency Housing Voucher funding to public housing authorities.



Kirido-Tano, Emergency Housing Voucher participant





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Emergency Housing Vouchers (Continued)

- SDHC estimates remaining available federal funding will allow SDHC to assist Emergency Housing Voucher families through fall 2026.
 - Program will end then.
 - No alternative funds exist.

465

SDHC Emergency Housing
Voucher families

900

Individuals in Households

56%

Seniors or have disabilities

\$15,895

Average Annual Income



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Transition to Alternative Voucher Program

- SDHC has requested a variety of waivers from HUD, including creation of a local Emergency Housing Voucher priority for SDHC rental assistance wait lists for project-based vouchers.
 - This would apply only to current SDHC Emergency Housing Voucher participants.
 - Priority would be available for up to 12 months after HUD's Emergency Housing Voucher funding has ended for the family.
- June 20, 2025, HUD Notice
 - HUD allows public housing authorities to transition Emergency Housing Voucher families to Housing Choice Voucher program.
 - Emergency Housing Voucher families must be selected through the wait list.
 - HUD will not provide additional funds to transition Emergency Housing Voucher families.
- SDHC proposes a revision to the Section 8 Housing Choice Voucher Administrative Plan to create a local preference for current Emergency Housing Voucher families to SDHC's Section 8 and Project-Based Housing Choice Voucher wait lists.
 - SDHC is not pulling from its wait list for tenant-based Housing Choice Voucher rental assistance.
 - A minimal number of project-based Housing Choice Vouchers will be available before fall 2026.



SDHC – Revised FY 2026 Section 8 Housing Choice Voucher Administrative Plan Staff Recommendations

That the SDHC Board of Commissioners take the following actions:

- 1) Approve the revised Fiscal Year (FY) 2026 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.



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Questions & Comments

