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San Diego Housing Commission (SDHC)

Admissions and Continued Occupancy Policy Update for Public Housing

Presentation to the SDHC Board of Commissioners
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SDHC Admissions and Continued Occupancy Policy

Introduction

- SDHC administers the federal public housing program for 189 units in the City of San Diego.
- 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 program administration.
 - This plan is known as the Admissions and Continued Occupancy Policy (ACOP).
- Policies are updated periodically and incorporate:
 - Moving to Work (MTW) initiatives adopted by SDHC for other programs
 - Legally required updates
 - Verbiage clarifications
- Public Hearing
 - Notice published June 26, 2025, in the San Diego Union-Tribune and San Diego Voice & Viewpoint newspapers.
 - Information posted on the “Rent from SDHC” page on SDHC’s website.
 - Public hearing was held in person July 9, 2025, with no attendees and no comments received.



SDHC Admissions and Continued Occupancy Policy Proposed Changes

1. Update to Public Housing Waiting List Preferences
2. Update Language to Pet Policy



SDHC Admissions and Continued Occupancy Policy

Proposed Changes (Continued)

Update to Public Housing Applicant Categories

- The proposed ACOP updates the waiting list preferences to revise language to be consistent with SDHC's Section 8 Housing Choice Voucher Administrative Plan.
 - Language added: Within each of the following numbered categories, applicants will be served by date and time of application.
 - Examples of modified language:

Current ACOP	Proposed ACOP
Applicants who live/work/or are hired to work in the City of San Diego...	Applicants who live and/or work in the City of San Diego...
...who are families with children (under the age of 18)...	...who are families of two or more people that include a dependent...
...or where the head of house or spouse/cohead is disabled or age 62 or older.	...or individuals who are disabled or age 62 or older...
...or who are homeless...	...or a homeless person with a disability,



SDHC Admissions and Continued Occupancy Policy

Proposed Changes (Continued)

Update to Public Housing Applicant Categories (Continued)

- Proposed ACOP – “SDHC Public Housing Waiting List Preferences” text

Within each of the following numbered categories, applicants will be served by date and time of application.

1. Applicants who live and/or work in the City of San Diego and who are families of two or more people that include a dependent, or individuals who are disabled or age 62 or older, or veterans, or active U.S. Service Person, or a homeless person with a disability, or a nonelderly person (under the age of 62) with a disability.
2. Other applicants who live and/or work in the City of San Diego.
3. Applicants who do not live and/or work in the City of San Diego and who are families of two or more people that include a dependent, or individuals who are disabled or age 62 or older, or veterans, or active U.S. Service Person, or a homeless person with a disability, or a non-elderly person (under the age of 62) with a disability.
4. Other applicants who do not live and/or work in the City San Diego.



SDHC Admissions and Continued Occupancy Policy (ACOP)

Proposed Changes (Continued)

Update Language to Pet Policy

- For more than 11 years, SDHC's ACOP has allowed public housing residents to have a maximum of two pets.
- The ACOP update provides tenants more flexibility.
 - Allows both pets to be dogs.
 - Allows tenants to keep fish in addition to their two pets.
 - "Fish" is removed from the definition of "common household pet" and would not be counted as one of the allowed pets.
- The ACOP update does not in any way limit service animals or assistance animals, which are not counted as pets.



SDHC Admissions and Continued Occupancy Policy (ACOP)

Proposed Changes

Update Language to Pet Policy

- Proposed ACOP

- “Definition of ‘Common Household Pet’” text

Common household pet means a domesticated animal, such as a dog, cat, or bird that is traditionally recognized as a companion animal and is kept in the home for pleasure rather than commercial purposes

- “Number of Pets” text

Residents may own a maximum of two pets.



SDHC Admissions and Continued Occupancy Policy (ACOP) Staff Recommendations

That the SDHC Board of Commissioners take the following action and recommend that the Housing Authority of the City of San Diego (Housing Authority) take the following actions:

SDHC Board

Approve the revised pet policies within the Admissions and Continued Occupancy Policy for Public Housing.

Housing Authority

- 1) Approve the revised waiting list preferences within the Admissions and Continued Occupancy Policy for Public Housing.
- 2) Authorize SDHC's President and Chief Executive Officer (President and CEO), or designee, to execute all documents and instruments that are 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. SDHC staff will notify the Housing Authority and the City Attorney's Office about any subsequent amendments or modifications to the documents, and other required documents, including amendments to any documents.



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Questions & Comments

