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San Diego Housing Commission (SDHC) Admissions and Continued Occupancy Policy Update Presentation to the SDHC Board of Commissioners September 20, 2022

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SDHC – Admissions and Continued Occupancy Policy (ACOP)

Introduction

- SDHC administers federal public housing in the City of San Diego.
 - 189 units in SDHC’s real estate portfolio
- The U.S. Department of Housing and Urban Development (HUD) requires all Public Housing Authorities (PHA) to adopt a written administrative plan that establishes local policies for program administration.
- Policies are updated periodically and incorporate Moving to Work (MTW) initiatives adopted by SDHC for other programs, legally-required updates and verbiage clarifications.
- A public comment period of 30 days was provided, starting August 1, 2022.
- A public hearing was held August 17, 2022.



SDHC – Admissions and Continued Occupancy Policy (ACOP) Proposed Updates

Eligibility:

- Language added to support recent Office of General Counsel guidance on disparate impact and discriminatory effect.
 - PHA must differentiate between criminal conduct that poses a risk or threat and that which does not.
 - “Any felony conviction within the preceding seven (7) years” to “Any felony conviction for violent crime within the preceding seven (7) years.”



SDHC – Admissions and Continued Occupancy Policy (ACOP) Proposed Updates (Continued)

Fair Housing:

- A provision was added that allows for video conferencing technology, where available, for remote hearings.

Income:

- Added as periodic payment excluded from annual income:
 - Lump-sums or prospective monthly amounts received as deferred disability benefits from the Department of Veterans Affairs (VA) [24 CFR 5.609(c)(14)].



SDHC – Admissions and Continued Occupancy Policy (ACOP) Proposed Updates (Continued)

Lease Termination:

- Over-income families updated after a family's adjusted income has exceeded 120 percent of Area Median Income.

Program Administration:

- Added language that PHAs must require that families repay amounts owed to the PHA.
- “Payment Thresholds” and overall expansion, per PIH language.





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Questions & Comments

