

**HOUSING AUTHORITY  
OF THE COUNTY OF SAN DIEGO  
PUBLIC HOUSING AGENCY PLANS**

**Five Year Plan for Fiscal Years 2020-2024  
Annual Plan for Fiscal Year 2020-2021**

**HOUSING AUTHORITY  
OF THE COUNTY OF SAN DIEGO**

**Public Housing Admissions  
And Continued Occupancy Policy**

**HOUSING AUTHORITY  
OF THE COUNTY OF SAN DIEGO**

**Section 8 Administrative Plan**



**COUNTY OF SAN DIEGO  
HEALTH AND HUMAN SERVICES AGENCY**

**July 2020**

**DRAFT**

# 5-Year PHA Plan (for All PHAs)

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing

OMB No. 2577-0226  
Expires: 02/29/2016

**Purpose.** The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families

**Applicability.** Form HUD-50075-5Y is to be completed once every 5 PHA fiscal years by all PHAs.

A.	PHA Information.																																
A.1	<p>PHA Name: _____ PHA Code: _____</p> <p>PHA Plan for Fiscal Year Beginning: (MM/YYYY): _____</p> <p>PHA Plan Submission Type: <input type="checkbox"/> 5-Year Plan Submission <input type="checkbox"/> Revised 5-Year Plan Submission</p> <p><b>Availability of Information.</b> In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information on the PHA policies contained in the standard Annual Plan, but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official websites. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.</p> <p><input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below)</p> <table border="1"><thead><tr><th rowspan="2">Participating PHAs</th><th rowspan="2">PHA Code</th><th rowspan="2">Program(s) in the Consortia</th><th rowspan="2">Program(s) not in the Consortia</th><th colspan="2">No. of Units in Each Program</th></tr><tr><th>PH</th><th>HCV</th></tr></thead><tbody><tr><td>Lead PHA:</td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr></tbody></table>	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program		PH	HCV	Lead PHA:																							
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<b>B.</b>	<b>5-Year Plan.</b> Required for all PHAs completing this form.
<b>B.1</b>	<b>Mission.</b> State the PHA's mission for serving the needs of low- income, very low- income, and extremely low- income families in the PHA's jurisdiction for the next five years.
<b>B.2</b>	<b>Goals and Objectives.</b> Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low- income, very low- income, and extremely low- income families for the next five years.
<b>B.3</b>	<b>Progress Report.</b> Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.
<b>B.4</b>	<b>Violence Against Women Act (VAWA) Goals.</b> Provide a statement of the PHA's goals, activities objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking.
<b>B.5</b>	<b>Significant Amendment or Modification.</b> Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.
<b>B.6</b>	<p><b>Resident Advisory Board (RAB) Comments.</b></p> <p>(a) Did the RAB(s) provide comments to the 5-Year PHA Plan?</p> <p>Y    N  <input type="checkbox"/>   <input type="checkbox"/></p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the 5-Year PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p>
<b>B.7</b>	<p><b>Certification by State or Local Officials.</b></p> <p><a href="#">Form HUD 50077-SL</a>, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>

<b>Annual PHA Plan</b> <i>(Standard PHAs and Troubled PHAs)</i>	<b>U.S. Department of Housing and Urban Development</b> <b>Office of Public and Indian Housing</b>	<b>OMB No. 2577-0226</b> <b>Expires: 02/29/2016</b>
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**Purpose.** The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families.

**Applicability.** Form HUD-50075-ST is to be completed annually by **STANDARD PHAs or TROUBLED PHAs**. PHAs that meet the definition of a High Performer PHA, Small PHA, HCV-Only PHA or Qualified PHA do not need to submit this form.

**Definitions.**

- (1) **High-Performer PHA** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers, and was designated as a high performer on both of the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments if administering both programs, or PHAS if only administering public housing.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, or at risk of being designated as troubled, that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceeds 550.
- (3) **Housing Choice Voucher (HCV) Only PHA** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment and does not own or manage public housing.
- (4) **Standard PHA** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceeds 550, and that was designated as a standard performer in the most recent PHAS or SEMAP assessments.
- (5) **Troubled PHA** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.
- (6) **Qualified PHA** - A PHA with 550 or fewer public housing dwelling units and/or housing choice vouchers combined, and is not PHAS or SEMAP troubled.

A.	PHA Information.																																
A.1	<p> <b>PHA Name:</b> <u>HOUSING AUTHORITY OF THE COUNTY OF SAN DIEGO</u> <b>PHA Code:</b> <u>CA108</u>  <b>PHA Type:</b> <input checked="" type="checkbox"/> Standard PHA <input type="checkbox"/> Troubled PHA <b>PHA Plan for Fiscal Year Beginning:</b> (MM/YYYY): <u>07/2020</u>  <b>PHA Inventory</b> (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above)  <b>Number of Public Housing (PH) Units</b> <u>121</u> <b>Number of Housing Choice Vouchers (HCVs)</b> <u>11,714</u>  <b>Total Combined Units/Vouchers</b> <u>11,835</u>  <b>PHA Plan Submission Type:</b> <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission </p> <p> <b>Availability of Information.</b> PHAs must have the elements listed below in sections B and C readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website. PHAs are also encouraged to provide each resident council a copy of their PHA Plans. </p> <p> <input type="checkbox"/> <b>PHA Consortia:</b> (Check box if submitting a Joint PHA Plan and complete table below) </p> <table border="1"> <thead> <tr> <th data-bbox="151 1417 427 1491" rowspan="2">Participating PHAs</th> <th data-bbox="427 1417 558 1491" rowspan="2">PHA Code</th> <th data-bbox="558 1417 857 1491" rowspan="2">Program(s) in the Consortia</th> <th data-bbox="857 1417 1130 1491" rowspan="2">Program(s) not in the Consortia</th> <th colspan="2" data-bbox="1130 1417 1453 1491">No. of Units in Each Program</th> </tr> <tr> <th data-bbox="1130 1491 1274 1491">PH</th> <th data-bbox="1274 1491 1453 1491">HCV</th> </tr> </thead> <tbody> <tr> <td data-bbox="151 1491 427 1591">Lead PHA:</td> <td data-bbox="427 1491 558 1591"></td> <td data-bbox="558 1491 857 1591"></td> <td data-bbox="857 1491 1130 1591"></td> <td data-bbox="1130 1491 1274 1591"></td> <td data-bbox="1274 1491 1453 1591"></td> </tr> <tr> <td data-bbox="151 1591 427 1692"></td> <td data-bbox="427 1591 558 1692"></td> <td data-bbox="558 1591 857 1692"></td> <td data-bbox="857 1591 1130 1692"></td> <td data-bbox="1130 1591 1274 1692"></td> <td data-bbox="1274 1591 1453 1692"></td> </tr> <tr> <td data-bbox="151 1692 427 1793"></td> <td data-bbox="427 1692 558 1793"></td> <td data-bbox="558 1692 857 1793"></td> <td data-bbox="857 1692 1130 1793"></td> <td data-bbox="1130 1692 1274 1793"></td> <td data-bbox="1274 1692 1453 1793"></td> </tr> <tr> <td data-bbox="151 1793 427 1906"></td> <td data-bbox="427 1793 558 1906"></td> <td data-bbox="558 1793 857 1906"></td> <td data-bbox="857 1793 1130 1906"></td> <td data-bbox="1130 1793 1274 1906"></td> <td data-bbox="1274 1793 1453 1906"></td> </tr> </tbody> </table>	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program		PH	HCV	Lead PHA:																							
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<b>B.</b>	<b>Annual Plan Elements</b>
<b>B.1</b>	<p><b>Revision of PHA Plan Elements.</b></p> <p>(a) Have the following PHA Plan elements been revised by the PHA?</p> <p>Y   N</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Statement of Housing Needs and Strategy for Addressing Housing Needs</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Financial Resources.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Rent Determination.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Operation and Management.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Grievance Procedures.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Homeownership Programs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Community Service and Self-Sufficiency Programs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Safety and Crime Prevention.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Pet Policy.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Asset Management.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Substantial Deviation.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Significant Amendment/Modification</p> <p>(b) If the PHA answered yes for any element, describe the revisions for each revised element(s):</p> <p><b>Please see Attachment 5 and Attachment 6</b></p> <p>(c) The PHA must submit its Deconcentration Policy for Field Office review.</p>
<b>B.2</b>	<p><b>New Activities.</b></p> <p>(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?</p> <p>Y   N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Hope VI or Choice Neighborhoods.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Mixed Finance Modernization or Development.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Demolition and/or Disposition.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Designated Housing for Elderly and/or Disabled Families.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Tenant-Based Assistance.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Project-Based Assistance under RAD.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Occupancy by Over-Income Families.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Occupancy by Police Officers.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Non-Smoking Policies.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Project-Based Vouchers.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Units with Approved Vacancies for Modernization.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).</p> <p>(b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project based units and general locations, and describe how project basing would be consistent with the PHA Plan.</p> <p><b>In FY 19-20 HACSD successfully leased a 61 unit PBV development in Ramona, CA and is under an Agreement to enter into a Housing Assistance Payment (AHAP) Contract with two new developments under construction; one in Vista, CA for 24 units and another in Poway, CA for 53 units. Conditional approval has also been given to a development in El Cajon, CA for 8 VASH PBV units. The issuance of these PBVs is consistent with the PHA plan because the vouchers target special needs populations. The Administrative Plan allows HACSD to allocate up to 500 PBVs. HACSD currently has allocated of 121 PBVs; the addition of the new vouchers including the VASH PBVs will bring the total allocation to 206 PBVs.</b></p>
<b>B.3</b>	<p><b>Civil Rights Certification.</b></p> <p>Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>

<b>B.4</b>	<p><b>Most Recent Fiscal Year Audit.</b></p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y   N  <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, please describe:</p>
<b>B.5</b>	<p><b>Progress Report.</b></p> <p>Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year and Annual Plan.</p> <p><b>Please See Attachment 7</b></p>
<b>B.6</b>	<p><b>Resident Advisory Board (RAB) Comments.</b></p> <p>(a) Did the RAB(s) provide comments to the PHA Plan?</p> <p>Y   N  <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(c) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p> <p><b>No Comments. Please see Attachment 4</b></p>
<b>B.7</b>	<p><b>Certification by State or Local Officials.</b></p> <p><a href="#">Form HUD 50077-SL</a>, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
<b>B.8</b>	<p><b>Troubled PHA.</b></p> <p>(a) Does the PHA have any current Memorandum of Agreement, Performance Improvement Plan, or Recovery Plan in place?</p> <p>Y   N   N/A  <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, please describe:</p>
<b>C.</b>	<p><b>Statement of Capital Improvements.</b> Required for all PHAs completing this form that administer public housing and receive funding from the Capital Fund Program (CFP).</p>
<b>C.1</b>	<p><b>Capital Improvements.</b> Include a reference here to the most recent HUD-approved 5-Year Action Plan (HUD-50075.2) and the date that it was approved by HUD.</p> <p><b>See HUD Form 50075.2 approved by HUD on 2/13/2020.</b></p>

## **Attachment 1 – CA108**

### **2020-2024 5-YEAR PLAN GOALS AND OBJECTIVES**

#### **PHA Goal: Maintain and Expand Affordable Opportunities for those in Need**

##### **Objectives:**

The PHA intends to apply for any additional rental vouchers and funding that it is eligible to receive

Provide security deposit assistance to 400 households below 30% AMI

Conduct landlord meetings and host at least 500 landlords

#### **PHA Goal: Promote Self-Sufficiency for Families**

##### **Objectives:**

Increase Family Self Sufficiency (FSS) program participants by 20% and graduates by 10%

Conduct fair housing testing to educate and promote equal opportunity

Increase resources and services to vulnerable populations

#### **PHA Goal: Maintain excellent customer satisfaction**

##### **Objectives:**

Achieve and Maintain High Performer SEMAP score

Maintain designation as a PHAS High Performer

Maintain high satisfaction rating of 4 or above from customers served by HACSD

#### **PHA Goal: Build Resilient Infrastructure to promote and foster innovation**

##### **Objectives:**

Enhance case management system

Enhance self-service and technology tools for staff and customers

Address physical needs in the public housing portfolio

2020-2024 5-Year Plan Progress Report

**PHA Goal: Expand the supply of assisted housing**

Objectives:

The PHA intends to apply for any additional rental vouchers that it is eligible to receive

Apply for additional funding for homeless programs and regional homeless services

Progress:

During previous five years, added an additional 379 Veterans Affairs Supportive Housing (VASH) vouchers assist veterans experiencing homelessness

Utilized HOME Investment Partnership funding to provide rental assistance for up to two years to 52 persons experiencing homelessness from encampments in the unincorporated area

Applied for and received 138 Mainstream vouchers for non-elderly persons with disabilities

**PHA Goal: Improve the quality of assisted housing**

Objectives:

Maintain High Performer SEMAP score

Maintain a 3-point or better average on customer service surveys

Maintain designation as a PHAS High Performer

Provide deposit assistance to VASH eligible veterans with income below the 30 % AMI level

Progress:

HACSD earned a High Performer SEMAP designation for Fiscal Years 14-15, 15-16, 16-17, and 17-18.

Maintained an average customer service survey score above 3 points during the 5-year plan period.

HACSD earned a PHAS High Performer designation for Fiscal Years 14-15, 15-16, 16-17, and 17-18.

Provided security deposit assistance program for over 200 eligible VASH veterans with income below the 30% AMI level.



**PHA Goal: Increase assisted housing choices**

**Objectives:**

Conduct outreach efforts to potential voucher landlords. The PHA will schedule quarterly owner education seminars. We seek to increase attendance at these meeting by advertising in apartment industry publications

Provide or attract supportive services to increase independence for special needs populations through the use of Project-Based Vouchers

**Progress:**

HACSD reached its objective of conducting quarterly owner education seminars during the 5-year plan period.

HACSD approved a total of 138 PBVs for special needs individuals during the 5-year plan period.

**PHA Goal: Provide an improved living environment**

**Objectives:**

Identify, secure, and utilize funding sources for energy efficiency upgrades

Continue to administer the smoke-free policy at all public housing complexes

Continue to encourage the development/implementation of Community Gardens at each County- owned public housing site

Implement three energy efficiency measures identified in the Energy-Efficiency Roadmap

**Progress:**

Implemented the following three energy efficiency measures identified in the Energy-Efficiency Roadmap: Enrolled residents in the SDG&E Energy Savings Assistance Program, replaced all appliances using the ENERGY STAR minimum efficiency specifications, and engaged residents in SDG&E low-income programs and education opportunities.

Continued to administer the smoke-free policy at all public housing complexes.

**PHA Goal: Promote self-sufficiency and asset development of assisted households through the FSS and Ross programs**

**Objectives:**

Provide up to 20 competitive academic scholarships for college and/or vocational training to head of households or spouses and/or their adult children who are participating in the HCV Family Self Sufficiency Program or that reside in Public Housing

Provide resources to Family Self Sufficiency Program or Resident Opportunity Self-Sufficiency Program participants which will focus on Children, Disabled & Elderly and Residents seeking training in employability

Progress:

Since Fiscal Year 14-15, HACSD has awarded a total of 65 academic scholarships totaling \$52,198.50.

HACSD provided FSS Participants resources to upcoming job fairs, workshops and job leads. Resource referrals include (but are not limited to) first time homebuyer courses, credit repair seminars, job fairs, job preparation workshops, childcare services, and financial literacy classes.

**PHA Goal: Ensure equal opportunity and affirmatively further fair housing**

Objectives:

Regularly evaluate waiting lists and assisted households to determine if affirmative measures are necessary to ensure equal access to all groups of people regardless of race, color, religion, national origin, sex, familial status and disability

Conduct random site tests to ensure fair housing laws and regulations are being adhered to

Dedicate funding to specifically support regional efforts to educate program administrators, landlords, tenants and other stakeholders in affirmatively furthering fair housing

Progress:

HACSD's waiting list was refreshed in 2018 and 2019 to maintain the integrity of the data. This achieved the objective of evaluating the waiting lists and assisted households to determine if affirmative measures are necessary to ensure equal access to all groups of people regardless of race, color, religion, national origin, sex, familial status and disability.

Annually conducted 40 random site tests to ensure fair housing laws and regulations were being adhered to.

Provided annual funding to the San Diego Regional Alliance for Fair Housing, a dedicated group of housing professionals working together to ensure that all residents in San Diego County have equal access to housing. It is comprised of members of the fair housing community, government entities, enforcement

agencies and housing providers.

**Other PHA Goals and Objectives:**

Maintain program size and quality of services while managing program within allocated funding/revenue levels.

Provide rental assistance to homeless veterans through the administration of the Veterans Affairs Supportive Housing Program (VASH)

Combat the problem of homeless families and the negative effect that homelessness has on children via the waiting list super preference for homeless families graduating from federally assisted transitional housing programs

**Progress:**

Through a special local preference, housed 226 families experiencing homelessness with a serious mental illness. Partnered with mental health providers to provide intensive case management services.

Successfully converted over 40 persons experiencing homelessness from transitional housing to permanent housing.

Housed over 850 homeless veterans through the VASH program. Veterans Affairs partner provided outreach and case management services.

**PHA Goals, Policies, or Programs that will Enable the PHA to Serve the Needs of Child and Adult Victims of Domestic Violence, Dating Violence, Sexual Assault, or Stalking.**

Expedite the transfer of assistance for victims of domestic violence, dating violence, sexual assault or stalking to protect the victim(s). Waive the limitation on transfers during a 12-month period and allow the family to transfer during the term of the lease in order to protect the victim(s).

Take into consideration domestic violence, dating violence, sexual assault, or stalking when determining whether to terminate or deny assistance or to terminate or deny tenancy so that the victim(s) are not penalized. Provide ample time to the victim to move or port away from the perpetrator of violence or to allow time for the victim to remove the perpetrator of the violence from the household.

Refer the victim(s) of domestic violence, dating violence, sexual assault or stalking to agencies that provide services to victims. Report suspected abuse to the appropriate agencies.

Allow a victim to be admitted to the program providing the perpetrator of the violence is not admitted to the assisted household.

Progress: In addition to incorporating these policies into the Section 8 Administrative Plan and the Public Housing Admissions and Continued Occupancy Policy, the HACSD formed a committee to review all VAWA requests.

## VAWA Attachment

On January 5, 2006, President Bush signed the Violence Against Women Act (VAWA) into law as Public Law 109-162. VAWA was again reauthorized in 2013 By President Obama. In response to VAWA, the Housing Authority of the County of San Diego (HACSD) has taken the following steps:

- The Housing Authority of the County of San Diego (HACSD) has a special local preference for public housing residents referred by the public housing administrator who must move due to being a victim of domestic violence, dating violence, sexual assault or stalking.
- HACSD has the authority to bifurcate with respect to a public housing or Section 8 lease, so that certain tenants can be evicted or removed while the remaining family members' lease and occupancy rights are allowed to remain intact.
- HACSD in partnership with the County of San Diego's Health and Human Service Agency provides funding to 211 San Diego, which is a referral service to help victims of domestic violence efficiently access appropriate services.

VAWA policies are incorporated throughout the Housing Choice Voucher Administrative Plan. Those policies are summarized below:

- HACSD shall administer the program in compliance with the Violence Against Women Act (VAWA) and Department of Justice Reauthorization Act of 2013 (Pub. L. 109-162).
- HACSD may deny assistance to applicants if any household member is currently engaged in, or has engaged in violent criminal activity or criminal activity that may threaten the health, safety, or right to peaceful enjoyment of the premises by other residents or persons residing in the immediate vicinity during the past five years. However, no applicant who has been a victim of domestic violence, dating violence, or stalking will be denied assistance if they are otherwise qualified for the program.
- No participant who has been a victim of domestic violence, dating violence or stalking will have their assistance terminated if they are otherwise qualified for the program.
- Any incident or incidents of actual or threatened domestic violence, dating violence or stalking will not be construed as a serious or repeated violation of the lease by the victim or threatened victim of that violence, and shall not be good cause for terminating the assistance, tenancy, or occupancy rights of the victim.
- HACSD will require certification by the victim of the victim status on such forms that HUD shall prescribe or approve.

### **PROHIBITION AGAINST DENIAL OF ASSISTANCE TO VICTIMS OF DOMESTIC VIOLENCE, DATING VIOLENCE, SEXUAL ASSAULT, AND STALKING**

- The Violence against Women Act of 2013 (VAWA) and the HUD regulation at 24 CFR 5.2005(b) prohibit PHAs from denying an applicant admission to the HCV program “on the basis or as a direct result of the fact that the applicant is or has been a victim of domestic violence, dating violence, sexual assault or stalking, if the applicant otherwise qualifies for assistance or admission.”

## **VIOLENCE AGAINST WOMEN ACT (VAWA): NOTIFICATION, DOCUMENTATION, CONFIDENTIALITY**

### **Notification**

VAWA 2013 expanded notification requirements to include the obligation for PHAs to provide applicants who are denied assistance with a notice of rights, VAWA Notice of Occupancy Rights (form HUD–5380), and a domestic violence certification the form (HUD-5382) at the time the applicant is denied.

The HACSD acknowledges that a victim of domestic violence, dating violence, sexual assault, or stalking may have an unfavorable history (e.g., a poor credit history, poor rental history, a record of previous damage to an apartment, a prior arrest record) due to adverse factors that would warrant denial under the PHA’s policies.

While the HACSD is not required to identify whether adverse factors that resulted in the applicant’s denial are a result of domestic violence, dating violence, sexual assault, or stalking, the applicant may inform the PHA that their status as a victim is directly related to the grounds for the denial. The PHA will request that the applicant provide enough information to the PHA to allow the PHA to make an objectively reasonable determination, based on all circumstances, whether the adverse factor is a direct result of their status as a victim.

The HACSD will include in its notice of denial the VAWA information described in this plan as well as including a copy of the form HUD-5382. The PHA will request in writing that an applicant wishing to claim protection under VAWA notify the HACSD within 14 business days.

### **NOTIFICATION [24 CFR 5.2005(a)]**

#### **Notification to Public**

The HACSD adopts the following policy to help ensure that all actual and potential beneficiaries of its HCV program are aware of their rights under VAWA.

The HACSD will post the following information regarding VAWA in its offices and on its website. It will also make the information readily available to anyone who requests it.

- A copy of the notice of occupancy rights under VAWA to Housing Choice Voucher program applicants and participants who are or have been victims of domestic violence, dating violence, sexual assault, or stalking (Form HUD-5380).

- A copy of form HUD-5382, Certification of Domestic Violence, Dating Violence, Sexual Assault, or Stalking and Alternate Documentation
- A copy of the HACSD's emergency transfer plan
- A copy of HUD's Emergency Transfer Request for Certain Victims of Domestic Violence, Dating Violence, Sexual Assault, or Stalking, Form HUD-5383
- The National Domestic Violence Hot Line: 1-800- 799-SAFE (7233) or 1-800-787-3224 (TTY)

### **Notification to Program Applicants and Participants [24 CFR 5.2005(a)(1)]**

PHAs are required to inform program applicants and participants of their rights under VAWA, including their right to confidentiality and the limits thereof, when they are denied assistance, when they are admitted to the program, and when they are notified of an eviction or termination of housing benefits.

- HACSD will provide all applicants with information about VAWA at the time they request an application for housing assistance, as part of the written briefing packet, and at the time the family is admitted to the program. The PHA will also include information about VAWA in all notices of denial of assistance.
- HACSD will provide all participants with information about VAWA at the time of admission and at annual reexamination. The PHA will also include information about VAWA in notices of termination of assistance.

The PHA is not limited to providing VAWA information at the times specified in the above policy. If the PHA decides to provide VAWA information to a participant following an incident of domestic violence, Notice PIH 2017-08 cautions against sending the information by mail, since the abuser may be monitoring the mail. The notice recommends that in such cases the PHA make alternative delivery arrangements that will not put the victim at risk.

Whenever the PHA has reason to suspect that providing information about VAWA to a participant might place a victim of domestic violence at risk, it will attempt to deliver the information by hand directly to the victim or by having the victim come to an office or other space that may be safer for the individual, making reasonable accommodations as necessary. For example, the PHA may decide not to send mail regarding VAWA protections to the victim's unit if the PHA believes the perpetrator may have access to the victim's mail, unless requested by the victim.

When discussing VAWA with the victim, the PHA will take reasonable precautions to ensure that no one can overhear the conversation, such as having conversations in a private room.

The victim may, but is not required to, designate an attorney, advocate, or other secure contact for communications regarding VAWA protections.

## **Documentation**

### **Victim Documentation [24 CFR 5.2007]:**

If an applicant claims the protection against denial of assistance that VAWA provides to victims of domestic violence, dating violence, sexual assault or stalking, the PHA will request in writing that the applicant provide documentation supporting the claim.

### **Perpetrator Documentation:**

If the perpetrator of the abuse is a member of the applicant family, the applicant must provide additional documentation consisting of one of the following:

A signed statement (1) requesting that the perpetrator be removed from the application and (2) certifying that the perpetrator will not be permitted to visit or to stay as a guest in the assisted unit.

Documentation that the perpetrator has successfully completed, or is successfully undergoing, rehabilitation or treatment. The documentation must be signed by an employee or agent of a domestic violence service provider or by a medical or other knowledgeable professional from whom the perpetrator has sought or is receiving assistance in addressing the abuse. The signer must attest under penalty of perjury to his or her belief that the rehabilitation was successfully completed or is progressing successfully. The victim and perpetrator must also sign or attest to the documentation.

A PHA presented with a claim for initial or continued assistance based on status as a victim of domestic violence, dating violence, sexual assault, stalking, or criminal activity related to any of these forms of abuse may—but is not required to—request that the individual making the claim document the abuse. Any request for documentation must be in writing, and the individual must be allowed at least 14 business days after receipt of the request to submit the documentation. The PHA may extend this time period at its discretion. [24 CFR 5.2007(a)].

The individual may satisfy the PHA's request by providing any one of the following three forms of documentation [24 CFR 5.2007(b)]: A completed and signed HUD-approved certification form (HUD-5382, Certification of Domestic Violence, Dating Violence, Sexual Assault, or Stalking), which must include the name of the perpetrator only if the name of the perpetrator is safe to provide and is known to the victim. The form may be filled out and submitted on behalf of the victim. A federal, state, tribal, territorial, or local police report or court record, or an administrative record.

Documentation signed by a person who has assisted the victim in addressing domestic violence, dating violence, sexual assault or stalking, or the effects of such abuse. This person may be an employee, agent, or volunteer of a victim service provider; an attorney; a mental health professional; or a medical professional. The person signing the documentation must attest under penalty of perjury to the person's belief that the incidents in question are bonafide incidents of abuse. The victim must also sign the



documentation. The PHA may not require third-party documentation (forms 2 and 3) in addition to certification (form 1), except as specified below under “Conflicting Documentation,” nor may it require certification in addition to third-party documentation [VAWA final rule].

Any request for documentation of domestic violence, dating violence, sexual assault or stalking will be in writing, will specify a deadline of 14 business days following receipt of the request, will describe the three forms of acceptable documentation, will provide explicit instructions on where and to whom the documentation must be submitted, and will state the consequences for failure to submit the documentation or request an extension in writing by the deadline.

The PHA may, in its discretion, extend the deadline for 10 business days. In determining whether to extend the deadline, the PHA will consider factors that may contribute to the victim’s inability to provide documentation in a timely manner, including cognitive limitations, disabilities, limited English proficiency, absence from the unit, administrative delays, the danger of further violence, and the victim’s need to address health or safety issues. Any extension granted by the PHA will be in writing. Once the victim provides documentation, the PHA will acknowledge receipt of the documentation within 10 business days.

### **Conflicting Documentation [24 CFR 5.2007(e)]**

In cases where the PHA receives conflicting certification documents from two or more members of a household, each claiming to be a victim and naming one or more of the other petitioning household members as the perpetrator, the PHA may determine which is the true victim by requiring each to provide acceptable third-party documentation, as described above (forms 2 and 3) within 30 calendar days of the date of the request for third-party documentation. The PHA may also request third-party documentation when submitted documentation contains information that conflicts with existing information already available to the PHA. Individuals have 30 calendar days to return third-party verification to the PHA. If the PHA does not receive third-party documentation, and the PHA proposes to deny or terminate assistance as a result, the PHA must hold separate hearings for the tenants [Notice PIH 2017-08].

HACSD will honor any court orders issued to protect the victim or to address the distribution of property.

If presented with conflicting certification documents from members of the same household, HACSD will attempt to determine which is the true victim by requiring each of them to provide third-party documentation in accordance with 24 CFR 5.2007(e) and by following any HUD guidance on how such determinations should be made.

When requesting third-party documents, HACSD will provide contact information for local domestic violence and legal aid offices. In such cases, applicants or tenants will be given 30 calendar days from the date of the request to provide such documentation.

If the HACSD does not receive third-party documentation within the required timeframe (and any extensions) HACSD will deny VAWA protections and will notify the applicant or tenant in writing of the denial. If, as a result, the applicant or tenant is denied or terminated from the program, HACSD will hold separate hearings for the applicants or tenants.

#### **Discretion to Require No Formal Documentation [24 CFR 5.2007(d)]**

HACSD has the discretion to provide benefits to an individual based solely on the individual's statement or other corroborating evidence—i.e., without requiring formal documentation of abuse in accordance with 24 CFR 5.2007(b).

If HACSD accepts an individual's statement or other corroborating evidence (as determined by the victim) of domestic violence, dating violence, sexual assault or stalking, the PHA will document acceptance of the statement or evidence in the individual's file (paper or electronic).

#### **Failure to Provide Documentation [24 CFR 5.2007(c)]**

In order to deny relief for protection under VAWA, HACSD must provide the individual requesting relief with a written request for documentation of abuse. If the individual fails to provide the documentation within 14 business days from the date of receipt, or such longer time as HACSD may allow, HACSD may deny relief for protection under VAWA.

#### **CONFIDENTIALITY [24 CFR 5.2007(B)(4)]**

All information provided to the PHA regarding domestic violence, dating violence, sexual assault or stalking, including the fact that an individual is a victim of such violence or stalking, must be retained in confidence. This means that the PHA (1) may not enter the information into any shared database, (2) may not allow employees or others to access the information unless they are explicitly authorized to do so and have a need to know the information for purposes of their work, and (3) may not provide the information to any other entity or individual, except to the extent that the disclosure is (a) requested or consented to by the individual in writing, (b) required for use in an eviction proceeding, or (c) otherwise required by applicable law.

If disclosure is required for use in an eviction proceeding or is otherwise required by applicable law, the PHA will inform the victim before disclosure occurs so that safety risks can be identified and addressed.

#### **EMERGENCY TRANSFER PLAN FOR VICTIMS OF DOMESTIC VIOLENCE, DATING VIOLENCE, SEXUAL ASSAULT, OR STALKING**

##### **Emergency Transfers**

HACSD is concerned about the safety of its tenants, and such concern extends to tenants who are victims of domestic violence, dating violence, sexual assault, or stalking. In accordance with the Violence Against Women Act (VAWA), HACSD allows

tenants who are victims of domestic violence, dating violence, sexual assault, or stalking to request an emergency transfer from the tenant's current unit to another unit. The ability to request a transfer is available regardless of sex, gender identity, or sexual orientation. The ability of the PHA to honor such request for tenants currently receiving assistance, however, may depend upon a preliminary determination that the tenant is or has been a victim of domestic violence, dating violence, sexual assault, or stalking, and on whether the PHA has another dwelling unit that is available and is safe to offer the tenant for temporary or more permanent occupancy.

This plan identifies tenants who are eligible for an emergency transfer, the documentation needed to request an emergency transfer, confidentiality protections, how an emergency transfer may occur, and guidance to tenants on safety and security. This plan is based on a model emergency transfer plan published by the U.S. Department of Housing and Urban Development (HUD), the federal agency that oversees that the Public Housing and Housing Choice Voucher (HCV) programs are in compliance with VAWA.

### **Eligibility for Emergency Transfers**

A tenant who is a victim of domestic violence, dating violence, sexual assault, or stalking, as provided in HUD's regulations at 24 CFR part 5, subpart L, is eligible for an emergency transfer if the tenant reasonably believes that there is a threat of imminent harm from further violence if the tenant remains within the same unit. If the tenant is a victim of sexual assault, the tenant may also be eligible to transfer if the sexual assault occurred on the premises within the 90-calendar-day period preceding a request for an emergency transfer.

A tenant requesting an emergency transfer must expressly request the transfer in accordance with the procedures described in this plan.

Tenants who are not in good standing may still request an emergency transfer if they meet the eligibility requirements in this section.

### **Emergency Transfer Request Documentation**

To request an emergency transfer, the tenant shall notify HACSD's management office and submit a written request for a transfer to HACSD. HACSD will provide reasonable accommodations to this policy for individuals with disabilities. The tenant's written request for an emergency transfer should include either:

1. A statement expressing that the tenant reasonably believes that there is a threat of imminent harm from further violence if the tenant were to remain in the same dwelling unit assisted under the PHA's program; OR
2. A statement that the tenant was a sexual assault victim and that the sexual assault occurred on the premises during the 90-calendar-day period preceding the tenant's request for an emergency transfer.

## **Confidentiality**

HACSD will keep confidential any information that the tenant submits in requesting an emergency transfer, and information about the emergency transfer, unless the tenant gives HACSD written permission to release the information on a time-limited basis, or disclosure of the information is required by law or required for use in an eviction proceeding or hearing regarding termination of assistance from the covered program. This includes keeping confidential the new location of the dwelling unit of the tenant, if one is provided, from the person or persons that committed an act of domestic violence, dating violence, sexual assault, or stalking against the tenant. See the Notice of Occupancy Rights under the Violence against Women Act for All Tenants for more information about the PHA's responsibility to maintain the confidentiality of information related to incidents of domestic violence, dating violence, sexual assault, or stalking.

## **Emergency Transfer Timing and Availability**

HACSD cannot guarantee that a transfer request will be approved or how long it will take to process a transfer request. The PHA will, however, act as quickly as possible to move a tenant who is a victim of domestic violence, dating violence, sexual assault, or stalking to another unit, subject to availability and safety of a unit. If a tenant reasonably believes a proposed transfer would not be safe, the tenant may request a transfer to a different unit. If a unit is available, the transferred tenant must agree to abide by the terms and conditions that govern occupancy in the unit to which the tenant has been transferred. The PHA may be unable to transfer a tenant to a particular unit if the tenant has not or cannot establish eligibility for that unit.

If the PHA has no safe and available units for which a tenant who needs an emergency transfer is eligible, the PHA will assist the tenant in identifying other housing providers who may have safe and available units to which the tenant could move. At the tenant's request, the PHA will also assist tenants in contacting the local organizations offering assistance to victims of domestic violence, dating violence, sexual assault, or stalking that are attached to this plan.

## **Emergency Transfers: Housing Choice Voucher (HCV) Program**

**Tenant-based assistance:** If a participant in the tenant-based HCV program requests an emergency transfer as described in this plan, the PHA will assist the participant with moving to a safe unit quickly using the existing voucher assistance. The PHA will make exceptions to program regulations restricting moves as required. Upon request, the PHA will offer referrals to other organizations which may be able to provide assistance.

**Project-based assistance:** Participants in the project-based voucher (PBV) program may request an emergency transfer under the following programs for which they are not required to apply:

- Tenant-based voucher, if available

- Project-based assistance in the same project (if a vacant unit is available and you determine that the vacant unit is safe)
- Project-based assistance in another development owned by the PHA

Emergency transfers under VAWA will take priority over waiting list admissions for these types of assistance.

Participants may also request an emergency transfer under the following programs for which they are required to apply:

- Public housing program
- PBV assistance in another development not owned by the PHA
- HOME TBRA program

Emergency transfers will not take priority over waiting list admissions for these programs. Upon request, HACSD will provide referrals to organizations which may be able to provide additional assistance.

## **RELATIONSHIP WITH OTHER APPLICABLE LAWS**

Neither VAWA nor this Policy implementing it shall preempt or supersede any provision of Federal, State, or local laws that provides greater protection than that provided under VAWA for victims of domestic violence, dating violence or stalking.

This policy may be amended from time to time by HACSD as approved by the HACSD Board of Commissioners.



**Housing Authority of the County of San Diego  
Resident Advisory Board Meeting**  
Tuesday, February 18, 2020, 10:00 a.m. – 11:30 a.m.  
3989 Ruffin Road, San Diego, CA 92123 (Sycamore Room)

**AGENDA**

- I. **Welcome**
- II. **Presentation: Agency Plan Update and Comment Solicitation**
  - i. **Agency Plan**
  - ii. **Admissions and Continues Occupancy Polices (ACOP)**
  - iii. **Administrative Plan**
- III. **Capital Fund**
- IV. **Information Item: Board Structure and Opportunities to Serve**
- V. **Information Item: New State Laws**
- VI. **Public Comment**
- VII. **Meeting Adjournment**

**Brown Act Procedure:** *As required by California Government Code 54950 et seq. (Ralph M. Brown Act), a copy of the packet of information that was mailed to Resident Advisory Board (RAB) members at the point of posting of this agenda has been placed at the reception desk at 3989 Ruffin Road, San Diego, CA 92123, for public inspection, and is available at the site of the meeting for public inspection. Members of the public wanting their own copy of the advance materials may request them under Government Code 6250 et seq. (Public Records Act) and receive them on payment of copying charges of \$0.20/page, and actual mailing charges, if mailing of the material is requested. If you are planning to attend and need special accommodations, you must call Anthony McCall at (858) 694-4828, at least three days in advance of the meeting.*

**RESIDENT ADVISORY BOARD MEETING  
FEBRUARY 2020**

Date: February 18, 2020

Place: Housing and Community Development Services  
3989 Ruffin Rd, San Diego 92123

Time: 10:00 a.m.- 11:30 a.m.

Attendees: 10 HACSD staff, 28 HCV participants, 2 community members

**AGENDA**

**Presentation: Agency Plan Update and Comment Solicitation**

Presented an update to the Agency Plan: Five-Year goal accomplishments and current goals, the significant changes to the draft FY 2020-2021 ACOP and Capital Fund update, and the significant changes to the Section 8 HCV Administrative Plan. Information was provided regarding new state legislation affecting renters.

**No comments were submitted for the Agency Plan.**

# ***Housing Authority of the County of San Diego Annual Public Housing Resident Meeting***

January 10, 2020 | Town Centre Manor Community Room | 1:30 PM

## **AGENDA**

1. Introductions
2. ACOP Updates
3. 5 Year Capital Fund Plan
4. Physical Needs Assessment
5. Community Service Requirements
6. Questions & Discussion



## **PUBLIC HOUSING RESIDENT MEETING**

JANUARY 10, 2020

1:30 P.M.-Meeting at Town Centre Manor

ATTENDEES: Twenty-One Public Housing residents from Town Centre Manor and Melrose Manor; German Cruz, Town Centre Manor Resident Manager; Maria Sanchez, Dorothy Street Manor Resident Manager; Dulce Velazquez, L Street Manor Resident Manager; Gabriella Andrade, Melrose Manor Resident Manager, Anthony McCall, Housing Program Analyst II (HACSD) ; Damaris Carrillo, Housing Specialist II (HACSD).

### **DISCUSSION:**

Anthony McCall- Welcome and Introductions

- ACOP Updates
  - Presented the Updated flat and maximum rents for all bedroom sizes.
  - Discussed the Discrimination Complaint Section and the Non-Discrimination Section of the ACOP
  - Discussed the procedures instituted to address instances of PHA-caused incorrect subsidy determinations and errors in calculations.
- 5 Year Capital Fund Plan
  - Discussed plans to use the Capital Fund to repair the items identified as urgent in the Physical Needs Assessment.
  - The plan identifies the following items that will be repaired/replaced during the 2019-2023 Plan.
    - Towncentre Fire Detection and Alarm System
    - Towncentre Electrical Service and Distribution System
    - Towncentre Heating System
    - Melrose- Venitilation System
    - Dorothy- Electrical Service and Distribution System
    - Towncentre- Special Facility Component System
- Physical Needs Assessment (PNA)
  - Informed residents that a PNA has been conducted on all four sites and the estimated costs of the repairs is \$10.5M.
  - Informed residents that the repairs were prioritized into five categories with Priority One being the highest and Priority Five being the lowest.
  - Listed the the Priority One, Priroity Two and Priority Three projects
- Community Service Requirement
  - Reminded residents that unless exempt, all adults must contribute 8 hours of community service per month. Can group hours together, but must do a total of 96 hours per year. Let them know that lease will not be renewed at annual recertification if any adult has not complied with community service hours.

#### Attachment 4 – CA108

Questions and Discussion- This was general questions regarding the funding sources of the Public Housing Program, how public housing rents are determined, and each resident manager provided information regarding updates and procedures for their respective properties.

3:45 P.M.-Meeting adjourned

## **STRATEGY FOR ADDRESSING HOUSING NEEDS**

### **Strategy for Addressing Housing Needs**

Since the demand for housing assistance often exceeds the limited resources available, long waiting periods are common for both Section 8 and Public Housing. As of the end of 2019, the Section 8 program has a waiting list of 39,500 applicants, of which 66 percent are white, 21 percent are African American, and 6 percent are Asian. Thirty-five percent of applicants reported Hispanic ethnicity. About 19 percent of those on the waiting list are disabled and 13 percent are elderly. Participants that were selected from the Section 8 waiting list in 2019 waited an average of 12 years before being selected.

The Public Housing program, as of the end of 2019, has a total of 21,900 applicants on the waiting list, of which 63 percent White, 24 percent African American, 5 percent Asian, 2 percent American Indian, and 2 percent Pacific Islander. Forty-one percent of applicants reported Hispanic ethnicity. Approximately 11 percent of public housing applicants are elderly, and 21 percent are non-elderly disabled. The waiting period for public housing applicants often varies because of the low turnover rate and is about eight to ten years, depending on household member size.

The Housing Authority of the County of San Diego's (HACSD) strategy to address the housing needs of families in the jurisdiction and on the Public Housing and Section 8 Rental Assistance waiting lists is to ensure, through appropriate eligibility verification, fraud, and program abuse investigations, that all families currently being assisted are eligible for assistance and are receiving the correct amount of assistance. HACSD is committed to maintaining a 100% voucher utilization rate while managing its programs within available funding levels.

HACSD's strategy is to ensure that only eligible families receive assistance, therefore, reducing the wait time for families on the waiting list. HACSD will maintain financial solvency by managing all programs within HACSD's funding levels. The strategy of HACSD is to continue assistance for program participants and provide assistance to eligible families on HACSD's waiting lists.

The HACSD implements the following strategies for addressing the housing needs of the community:

- Maximize the number of affordable units available to HACSD within our current resources
- Make available to Section 8 tenants the location of units outside of areas of poverty or minority concentration
- Continue to distribute fair housing brochures to the public in the Administrative offices lobby, as well as to public housing residents and Section 8 participants
- Provide reasonable accommodations in all housing programs; can be requested at anytime

- Conduct activities to affirmatively further fair housing
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- Maintain or increase Section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- Coordinate efforts with public and private non-profit partners within our jurisdiction to decrease homelessness in San Diego County
- Reduce turnover time for vacated public housing units
- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required

Additionally, HACSD actively coordinates with other County agencies to provide housing eligibility and availability information to their very low-income clients.

### **Deconcentration Policy**

The HACSD's deconcentration policy is aimed at helping families find units outside areas of poverty or minority concentration. The HACSD provides maps and description of areas representing low poverty areas within the jurisdiction and surrounding areas for the purpose of informing families of housing opportunities for families. The HACSD also does outreach to landlords and provides information on the availability of lists of landlords or other parties willing to assist families to obtain housing in areas outside of minority and high poverty concentration.

Attachment 6– CA108

Statement of Financial Resources

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Estimated Amount</b>	<b>Planned Uses</b>
<b>1. Federal Grants (FY 2019-20 Grants)</b>		
a) Public Housing Operating Subsidy	\$ 225,434	Affordable multi-family public housing units for low and moderate income families, seniors and persons with disabilities.
b) Public Housing Capital Fund	\$ 252,776	Major repairs and modernization of public housing units.
c) Annual Contributions for Housing Choice Voucher Program	\$ 145,400,000	Housing assistance payments for lower income households and program administration.
d) Annual Contributions for Mainstream Program	\$ 574,652	Housing assistance payments for persons with disabilities and program administration.
e) Annual Contributions for Moderate Rehabilitation 3 & 4 Programs	\$ 999,200	Project-based housing assistance payments for lower income households and program administration.
f) HOME Investment Partnership Grant	\$ 1,220,000	Housing assistance for emancipated foster youth, family reunification and persons experiencing homelessness.
Other Federal Grants (list below)		
Family Self-Sufficiency Coordinator (2018)	\$ 136,327	Family Self-Sufficiency program administration.
Housing Opportunities for Persons With Aids (HOPWA)	\$ 900,000	Housing assistance for persons living with HIV/AIDS.
Continuum of Care (COC)	\$ 147,600	Housing assistance in addressing homelessness.
Rural Rental Assistance Payment (USDA)	\$ 208,206	Housing assistance subsidy for Firebird Public Housing.
<b>2. Prior Year Federal Grants</b>		
Public Housing Capital Fund (2019)	\$ 261,955	Public Housing Capital Improvements
<b>3. Public Housing Dwelling Rental Income (HUD Chula Vista Sites)</b>	\$ 621,554	Public Housing Operations
<b>4. Other income (list below)</b>		
Interest— Housing Choice Voucher Program	\$ 100,000	Housing Choice Voucher Administration
Interest – Public Housing Program	\$ 24,400	Public Housing Operations
Laundry – Public Housing Program	\$ 10,100	Public Housing Operations
<b>5. Non-federal sources (list below)</b>		

Rental Revenue – Public Housing (Non HUD) - Firebird	\$ 410,100	Public Housing (Non-HUD) Operations
County of San Diego's General Fund	\$ 66,000	PHA Facility Operations and Maintenance
<b>Total Resources</b>	<b>\$151,558,304</b>	

## **Attachment 7 – CA108**

### **PROGRESS IN MEETING MISSION AND GOALS**

**Mission: Promoting safe, affordable housing opportunities and improved communities in the San Diego region.**

#### **Tenant Based Rental Assistance Programs (TBRA)**

The PHA administers several Tenant Based Rental Assistance (TBRA) Programs for low-income and special needs individuals including: the HOME funded Emancipated Foster Youth Program, the HOME funded Dependency Court's Substance Abuse Treatment (SAT) Program, the HOME funded Homeless Program, a HOPWA funded TBRA Program, and a Continuum of Care funded TBRA Program. The TBRA programs assisted approximately 245 households during FY 2018-19.

#### **Residential Rehabilitation**

The PHA provides rehabilitation services to low-income homeowners. Eligible properties include single-family homes and mobile homes. During FY 2018-19, 48 units were rehabilitated under this program.

#### **Public Housing**

The property management company, procured by the PHA, conducts all occupancy and maintenance duties. The PHA monitors the Public Housing contract by conducting quarterly resident file reviews and annual inspections of the site and all units. The contractor is notified of any deficiencies identified during the review process and monitored for the correction of those deficiencies.

In Fiscal year FY 2018-19, all Public Housing sites were certified Crime Free by local law enforcement.

#### **Section 8 Program**

The PHA has a Section 8 Landlord Handbook and Section 8 Family Handbook. The handbooks have information on the Violence Against Women Act and the Enterprise Income Verification System, as well as program policies, procedures, and regulations. The Family Handbooks are issued to new program applicants at briefing and when a participant moves from one unit to another. The Landlord Handbook is provided to landlords at outreach events. The two handbooks are also available on the PHA's website at [www.sdhcd.org](http://www.sdhcd.org).

The PHA screens all its families for violent and drug related criminal activities, as well as all applicants for registered sex offender status. The PHA has an active program abuse investigation unit and is diligent in ensuring families comply with program regulations, as well as the PHA's zero tolerance policy for drug and violent criminal activities.

The PHA maintains a listing of rental housing in areas of greater opportunity for selection by Section 8 Housing Choice Voucher Program participants. This list is available on the Go Section 8 website and is updated on a regular basis.

The PHA has a dedicated Landlord Liaison and provides ongoing program information to rental property owners and managers and offers quarterly Landlord Meetings as well.

Participants receive program information in a number of ways including through emails, letters, on the HACSD's website, and at Tenant and Resident Advisory Board Meetings.

### **Section 8 Homeownership Program**

The PHA's Section 8 Homeownership Program is designed to expand homeownership opportunities for voucher participants. This program assists HCV participants as they transition from rental assistance to homeownership using their voucher assistance. Three (3) Section 8 participants were assisted through the Section 8 Homeownership Program in FY 2018-19.

### **Family Self Sufficiency Program**

The PHA operates a Family Self-Sufficiency (FSS) program for Section 8 Housing Choice Voucher Program participants. This 5-year program was established in 1998, and works with participants to develop employment-related goals that will lead them on a path towards self-sufficiency. FSS Coordinator funds are awarded annually on a competitive basis. In FY 2018-19 the PHA applied for and received funds for two full-time FSS Program Coordinator positions. Funds pay for FSS Coordinator salaries and benefits, but do not fund services for FSS participants. Program services are coordinated with and provided by community partners.

As of September 2019, the PHA had 70 families participating in the FSS program. The FSS program staff maintain an informational webpage and send out emails to inform participants about available resources and opportunities that will help them achieve their goals of self-sufficiency. Resource referrals include (but are not limited to) first time homebuyer courses, credit repair seminars, job fairs, job preparation workshops, child care services, and financial literacy classes.

In FY 2018-19 there was a savings of \$116,068 for nine families who successfully met their self-sufficiency goals and had an associated increased earned income. All program participants were referred to employment and higher education resources.

In FY 2008-09, the PHA instituted an FSS Academic Scholarship Program. The purpose of the program is to offer an incentive for program participants to pursue educational opportunities that are offered at accredited institutions of higher learning or vocational schools. In FY 2018-19, the PHA awarded 4 scholarships to FSS participants or their household members. As of June 2019, the scholarship program has awarded a total of



124 scholarships totaling \$110,550 to FSS participants and members of their household, since program inception.

## **VASH**

The PHA added 50 VASH vouchers and assisted 641 veteran households during FY 2018-19. The PHA also provides deposit assistance to VASH eligible veterans with income below the 30 percent AMI level. Additionally, landlords that rented to eligible VASH participants were able to receive landlord incentives in the forms of leasing bonuses and damage claims..

CERTIFICATIONS

PUBLIC HOUSING  
AGENCY PLAN

HOUSING AUTHORITY  
OF THE  
COUNTY OF SAN DIEGO

FISCAL YEAR 2020-2021

**Certification by State or Local  
Official of PHA Plans Consistency  
with the Consolidated Plan or  
State Consolidated Plan  
(All PHAs)**

U. S Department of Housing and Urban Development

Office of Public and Indian Housing

OMB No. 2577-0226

**Expires 2/29/2016**

**Certification by State or Local Official of PHA Plans  
Consistency with the Consolidated Plan or State Consolidated Plan**

I, \_\_\_\_\_, the \_\_\_\_\_  
*Official's Name* *Official's Title*

certify that the 5-Year PHA Plan and/or Annual PHA Plan of the

\_\_\_\_\_  
*PHA Name*

is consistent with the Consolidated Plan or State Consolidated Plan and the Analysis of  
Impediments (AI) to Fair Housing Choice of the

\_\_\_\_\_  
*Local Jurisdiction Name*

pursuant to 24 CFR Part 91.

Provide a description of how the PHA Plan is consistent with the Consolidated Plan or State  
Consolidated Plan and the AI.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official

Title

Signature

Date

**Certifications of Compliance with  
PHA Plans and Related Regulations  
(Standard, Troubled, HCV-Only, and  
High Performer PHAs)**

**U.S. Department of Housing and Urban Development**  
Office of Public and Indian Housing  
**OMB No. 2577-0226**  
**Expires 02/29/2016**

**PHA Certifications of Compliance with the PHA Plan and Related Regulations including  
Required Civil Rights Certifications**

*Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the   X   5-Year and/or   X   Annual PHA Plan for the PHA fiscal year beginning   July 1, 2020  , hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:*

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Resident Advisory Board or Boards in developing the Plan, including any changes or revisions to the policies and programs identified in the Plan before they were implemented, and considered the recommendations of the RAB (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
4. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
5. The PHA certifies that it will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
6. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identifying any impediments to fair housing choice within those programs, addressing those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and by maintaining records reflecting these analyses and actions.
7. For PHA Plans that includes a policy for site based waiting lists:
  - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2010-25);
  - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
  - Adoption of a site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
  - The PHA shall take reasonable measures to assure that such a waiting list is consistent with affirmatively furthering fair housing;
  - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).
8. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
9. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
10. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
11. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
12. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).

13. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
14. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
15. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
16. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
17. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments), 2 CFR Part 225, and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
18. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
19. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
22. The PHA certifies that it is in compliance with applicable Federal statutory and regulatory requirements, including the Declaration of Trust(s).

## Housing Authority of the County of San Diego

CA 108

PHA Name

PHA Number/HA Code

☒ Annual PHA Plan for Fiscal Year **2020**

☒ 5-Year PHA Plan for Fiscal Years **2020 - 2024**

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802).

Name of Authorized Official

Title

DAVID ESTRELLA

DEPUTY DIRECTOR

Signature

Date