



COUNTY OF SAN DIEGO

AGENDA ITEM

HOUSING AUTHORITY

BOARD OF SUPERVISORS

PALOMA AGUIRRE
First District

JOEL ANDERSON
Second District

TERRA LAWSON-REMER
Third District

MONICA MONTGOMERY STEPPE
Fourth District

JIM DESMOND
Fifth District

DATE: March 4, 2026

HA01

TO: Housing Authority of the County of San Diego Board of Commissioners

SUBJECT

NOTICED PUBLIC HEARING:

APPROVE THE PUBLIC HOUSING AGENCY ANNUAL AGENCY PLAN AND SUPPORTING POLICY DOCUMENTS; AMEND AND APPROVE THE FY 2025-29 5-YEAR AGENCY PLAN AND THE SIGNIFICANT AMENDMENT TO THE FY 2025-26 ANNUAL AGENCY PLAN; AUTHORIZE THE EXECUTIVE DIRECTOR OF THE COUNTY HOUSING AUTHORITY TO EXECUTE ALL PUBLIC HOUSING AGENCY CERTIFICATIONS; APPROVE THE PUBLIC HOUSING 5-YEAR CAPITAL FUND PROGRAM PLAN; AUTHORIZE APPLICATIONS FOR ADDITIONAL PROGRAM FUNDING AND CREATION OF NEW OR EXPANSION OF EXISTING PARTNERSHIPS (DISTRICTS: ALL)

OVERVIEW

The United States Department of Housing and Urban Development (HUD) requires housing authorities to prepare a Public Housing Agency (PHA) Plan as a comprehensive guide to a housing authority's policies, programs, operations and strategies for meeting local housing needs and goals. The Annual Agency Plan includes two main components – the Housing Choice Voucher (HCV) Program Administrative Plan and the Public Housing Admissions and Continued Occupancy Policy (ACOP). The Board of Commissioners approved the Annual Agency Plan for FY 2025-26 and the Five-Year Agency Plan for FY 2025-29 on March 12, 2025 (HA01).

The County Housing Authority serves the cities of Chula Vista, Coronado, Del Mar, El Cajon, Escondido, Imperial Beach, La Mesa, Lemon Grove, Poway, San Marcos, Santee, Solana Beach, Vista and the unincorporated county areas. The County Housing Authority owns and operates 121 public housing units at four sites located in the City of Chula Vista.

HUD requires public notice, a 45-day public comment period prior to the public hearing for the PHA Plan. The County Housing Authority released drafts of its FY 2026-27 Annual Agency Plan, amendment of its FY 2025-29 5-Year Agency Plan and significant amendment to its FY 2025-26 Annual Agency Plan for public review and comment on January 16, 2026. This hearing provides an opportunity for the County Housing Authority to receive public comment on the PHA plan, and the amendments related to the Public Housing Financial Repositioning.

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On November 5, 2025 (HA01), the Board of Commissioners approved the County Housing Authority to apply for the repositioning of Public Housing sites, transition to a Project-Based Voucher (PBV) model, and establish an LLC. The County Housing Authority has applied to HUD to convert 121 public housing units across four sites to PBV assistance under the Rental Assistance Demonstration (RAD) Program, in accordance with applicable HUD notices. Additionally, HUD requires the submission and approval of a Significant Plan Amendment to the Agency Plan as part of the Public Housing RAD/Section 18 Small PHA Blend Financial Repositioning process.

Today's action requests the Board to adopt a resolution to approve the Annual Agency Plan for FY 2026-27, amend and approve the Five-Year Agency Plan for FY 2025-29 to incorporate Public Housing financial repositioning, and approve a significant amendment to the Annual Plan for FY 2025-26. Today's requested actions will also adopt a resolution to approve the Public Housing Capital Fund 5-Year Action Plan for 2026-30.

These items support the County of San Diego (County) vision of a just, sustainable, and resilient future for all, specifically those communities and populations in San Diego County that have been historically underserved, as well as the ongoing commitment to the regional *Live Well San Diego* vision of healthy, safe, and thriving communities. This item also supports the County's Framework for Ending Homelessness and the Housing Blueprint as the programs administered according to the County Housing Authority's Plan provide affordable housing opportunities for approximately 10,700 low-income households in the County Housing Authority's jurisdiction.

RECOMMENDATION(S)

CHIEF ADMINISTRATIVE OFFICER

1. Find, in accordance with Section 15060(c)(3) of the California Environmental Quality Act (CEQA) Guidelines that the adoption of a Resolution to approve the County Housing Authority Fiscal Year (FY) 2026 – 27 Annual Agency Plan and to authorize the Board Chair and the Executive Director of the County Housing Authority or designee, to execute all required certifications for submittal to HUD are administrative in nature, and; therefore, are not projects as defined in the state CEQA Guidelines Section 15378.
2. Hold this public hearing to receive public comments on the County Housing Authority's Agency Plan for FY 2026-27, amend and approve the Five-Year Agency Plan for FY 2025-29 to incorporate Public Housing financial repositioning, and approve a significant amendment to the Annual Plan for FY 2025-26.
3. Adopt a Resolution entitled A RESOLUTION OF THE HOUSING AUTHORITY OF THE COUNTY OF SAN DIEGO BOARD OF COMMISSIONERS APPROVING THE

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PUBLIC HOUSING ANNUAL AGENCY PLAN, AND SUPPORTING POLICY DOCUMENTS.

4. Authorize the Board Chair and the Executive Director of the County Housing Authority or designee, to execute all Public Housing Agency certifications and submit the certifications to HUD.
5. Authorize the submittal of the County Housing Authority FY 2026-27 Annual Agency Plan and copy of the Resolution to HUD by Executive Director of the County Housing Authority or designee.
6. Authorize the Board Chair and the Executive Director of the County Housing Authority or designee, to approve and submit the amendment to the FY 2025-29 5-Year Agency Plan and significant amendment to the FY 2025-26 Annual Agency Plan. Based on the amendment, the Housing Authority of the County of San Diego will contribute an estimated amount of \$27,000 in Operating Reserves and \$350,000 in Capital Funds toward the Public Housing Financial Repositioning.
7. Approve the Public Housing Capital Fund 5-Year Action Plan for 2026-30.
8. Authorize the County Housing Authority to apply for new funding or voucher opportunities as they become available and create new or expand existing partnerships towards the goal of expanding affordable housing opportunities for those in need.

EQUITY IMPACT STATEMENT

The County Housing Authority administers various rental assistance programs funded by the United States Department of Housing and Urban Development (HUD) intended to assist very low-income households to afford decent, safe, and sanitary housing in the private market. As mandated by federal regulations, at least 75% of applicants must qualify as an extremely low-income family earning 30% of the area median income or less (\$39,700 for a family of two and/or \$49,600 for a family of four) and the remaining applicants must not exceed the low-income threshold of 50% of the area median income or less (\$66,100 for a family of two and/or \$82,700 for a family of four).

The County Housing Authority has established local preferences within the Housing Choice Voucher Administrative Plan and Public Housing Admissions and Occupancy Policy for waiting list applicants to ensure the most vulnerable populations receive priority for assistance. Established preferences have been in the plans for over 20 years. To ensure equitable access for communities who have historically suffered from inequalities and inequities, the County Housing Authority gives priority to applicants who have one or more of the following members in the household: working applicant, elderly person, disabled person, dependent children, homeless applicant, veteran, or surviving spouse of veteran.

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The participant distribution as of February 2026, is noted below. Due to the overlapping categories, the total does not equal 100%:

- 42.9% are elderly and/or disabled single tenants
- 9.3% are single parents with children in the household
- 12.3% have children in the household
- 66.1% have a head or spouse who is either elderly and/or disabled

The County Housing Authority is committed to providing greater access to areas with higher opportunities by advancing equitable access and opportunity for assisted households to live in safe and affordable housing. Rental assistance voucher holders can choose housing in areas that best fit their individual household needs. To expand housing opportunities for voucher holders, the County Housing Authority provides higher level of rental assistance in neighborhoods with greater opportunity.

The County Housing Authority incorporates “voice of the customer” in development of policy and budget through consultation with the Housing Authority’s Resident Advisory Board and through the inclusion of tenant commissioners on the Housing Authority Board of Commissioners. The County Housing Authority is committed to transparency and open government and the PHA plan is broadly distributed to stakeholders for public review and comment prior to adoption by the County Housing Authority’s Board of Commissioners.

SUSTAINABILITY IMPACT STATEMENT

The proposed actions will advance the County of San Diego (County) Sustainability Goals #1, #2 and #4 by engaging the community in meaningful ways, providing just and equitable access to County services, and protecting the health and well-being of residents. Engaging the public and assisted tenants in the policy planning process creates intentional collaborative community engagement opportunities that strengthen healthy, safe, and thriving communities. Resident Advisory Board meetings are held throughout the year and facilitate discussion regarding housing needs within the community. The inclusion of tenant commissioners also brings a lived experience lens to the governing body of the County Housing Authority when approving program activities such as the Public Housing Agency Plan, the annual budget requests for funding, changes in program administration, and implementation of housing programs. These programs serve to remove barriers from low-income families seeking to live in areas of greater economic opportunity.

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FISCAL IMPACT

Recommendations 1-5 and 7-8

These recommendations have no fiscal impact. There will be no change in net General Fund Costs and no additional staff years.

Recommendation 6:

Funds for this request are included in the Fiscal Year (FY) 2025-26 Housing Authority Budget. If approved, this request will result in an estimated contribution of \$27,000 in Operating Reserves and \$350,000 in Capital Funds towards the Public Housing Financial Repositioning. There will be no change in net General Fund costs and no additional staff years.

BUSINESS IMPACT STATEMENT

If approved, today's recommendations will have a positive impact on the business community, as rental payments made through the Housing Choice Voucher Program are made to private landlords within the jurisdiction of the County Housing Authority.

ADVISORY BOARD STATEMENT

The requirement for Resident Advisory Board involvement in the development of the Annual Agency Plan is outlined and prescribed by the United States Department of Housing and Urban Development. The Resident Advisory Board is comprised of individuals who are participants in the County Housing Authority's Public Housing and/or Housing Choice Voucher programs.

The proposed Annual Agency Plan was discussed at the Resident Advisory Board meeting on January 13, 2026. No changes to the Annual Agency Plan were recommended by the Resident Advisory Board. In addition, a separate meeting was held for public housing residents on January 27, 2026, to review the proposed Annual Agency Plan, the Capital Fund Program 5-Year Action Plan, and public housing financial repositioning updates.

BACKGROUND

Housing authorities are required by federal regulation to prepare and submit a Public Housing Agency (PHA) Plan to the United States Department of Housing and Urban Development (HUD) following a 45-day public review and comment period. The PHA Plan is a comprehensive guide to a housing authority's policies, programs, operations, and strategies for meeting local housing needs and goals. Approval of the PHA Plan by HUD allows housing authorities to receive capital funds, operating funds, and other grants for special purpose uses in Public Housing and Housing Choice Voucher ("Section 8") programs.

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There are two parts to the PHA Plan: The Five-Year Agency Plan, which each PHA submits to HUD once every five years, and the Annual Agency Plan, which is submitted to HUD every year. The County Housing Authority's current Five-Year Plan was approved by the County Housing Authority's Board of Commissioners on March 12, 2025 (HA01) and is effective until June 30, 2030.

The County Housing Authority's Annual Agency Plan includes two main components – the Housing Choice Voucher Program Administrative Plan and the Public Housing Admissions and Continued Occupancy Policy. Together, these two components of the Annual Agency Plan establish the local rules and policies for the administration of the Housing Choice Voucher ("Section 8") and the Public Housing Programs.

On November 5, 2025 (HA01), the Board of Commissioners approved the County Housing Authority to apply for the repositioning Public Housing sites, transition to a Project-Based Voucher (PBV) model, and establish an LLC. An amendment to the FY 2025-29 5-Year Agency Plan and a significant amendment for the FY 2025-26 Agency Plan is required to support the Rental Assistance Demonstration (RAD) Section 18 Small PHA Blend conversion. This amendment ensures transparency and compliance with HUD regulations by formally documenting the transition to long-term Section 8 assistance. The amendments to these two plans are detailed in Attachment B.

The draft Annual Agency Plan to be submitted for FY 2026-27 reports out new activities the County Housing Authority intends to undertake. The draft FY 2026-27 Agency Plan, the HCV Administrative Plan, and Public Housing Admissions and Continued Occupancy Plan proposed for this year's update are detailed in Attachment C.

The significant changes to the Annual Agency Plan, HCV Administrative Plan, and Public Housing Admissions and Continued Occupancy Plan proposed for this year's update are detailed in the 2026-27 Summary of Significant Changes in Attachment D.

The programs, administered according to the PHA Plan, currently provide affordable housing for approximately 11,500 low-income households in the jurisdiction of the County Housing Authority. The programs' annual budgets are ultimately determined by the funding amounts provided by the federal government through HUD. The adopted FY 2025-26 County Housing Authority budget includes \$294.6 million in federal funds to administer rental assistance programs for low-income households.

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Today's actions will ensure that the County Housing Authority continues to receive funding to administer these programs and supports the County's Framework for Ending Homelessness.

Recommendation 2: Public Hearing to Receive Public Comment

Public Notice Requirements

In accordance with HUD requirements of a 45-day public review and comment period, draft copies of the PHA Plan were released on January 16, 2026. To be available to the public, the PHA Plan was posted on the County Housing Authority website (www.sdhcd.org). Copies of the PHA Plan were made available at the County Housing Authority's office in San Diego, located at 3989 Ruffin Road in San Diego, and the County Housing Authority's four public housing sites. In addition, announcements describing where the draft PHA Plan was available for review and request for comments on the plan were published in the San Diego Union Tribune, El Latino San Diego, SD Voice and Viewpoint News, Asian Journal, Beirut Times, and Saigon Times newspapers. The notices were translated into all County of San Diego threshold languages: Arabic, Chinese (Mandarin), Persian (Farsi, Dari), Korean, Somali, Spanish, Tagalog (Filipino), and Vietnamese. The draft plan was made available online and the public notices were also sent via e-mail blast to 168,000 individuals that subscribe to various County Housing Authority email distribution lists.

This hearing serves as the public hearing to receive comments and concludes the public comment period. Any significant changes resulting from the public hearing, or in response to public comments received, if appropriate, will be presented at a later time to the Housing Authority Board of Commissioners (Board) for consideration.

Recommendations 3-6: Approval and Submittal of the Public Housing Agency Plan, and Certifications

Approval of the PHA Plan will authorize the County Housing Authority to submit the Resolution (Attachment A) approving the PHA Plan and related certifications to HUD.

The Agency Plan includes the certifications affirming that the County Housing Authority is in compliance with the PHA Plan and related regulations, including the required Civil Rights certification, and is consistent with the San Diego Urban County and HOME Consortium Consolidated Plan (Consolidated Plan). The Consolidated Plan is required to be completed by the County as the local jurisdiction administering federally funded Community Planning and Development (CPD) grant programs, such as the Community Development Block Grant (CDBG), HOME Investment Partnerships programs (HOME), Emergency Solutions Grant (ESG), and Housing Opportunities for Persons with AIDS (HOPWA). The Consolidated Plan covers CPD grant programs in the Urban County — made up of the unincorporated areas of San Diego County

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and the cities of Coronado, Del Mar, Imperial Beach, Lemon Grove, Poway, and Solana Beach — and the HOME Consortium, which includes the Urban County and the cities of La Mesa, San Marcos, Santee, Vista, Encinitas, and Carlsbad. The Agency Plan must also include certifications of consistency with consolidated plans for the jurisdictions that contain at least 50% of the total population of the area served. In this case, consistency with the San Diego Urban County and HOME Consortium Consolidated Plan fulfills this requirement. Today’s recommended actions request the Board Chair and the Executive Director of the County Housing Authority or designee, adopt a resolution to approve the Annual Agency Plan, amend and approve FY 2025-29 5-Year Agency Plan and approve the significant amendment to FY 2025-26 Annual Agency Plan to incorporate the Public Housing financial repositioning and execute all PHA certifications and submit the certifications to HUD.

Recommendation 7: Capital Fund Program 5-Year Action Plan for 2026-2030

The Public Housing Capital Fund Program provides funds annually to PHAs for the development, financing, and modernization of public housing developments and for management improvements. In order to receive Capital Fund Program revenue, the County Housing Authority must have an approved 5-Year Action Plan. The 5-Year Action Plan covers a rolling, five-year period and is updated annually. Today’s actions request the Board to approve the Public Housing Capital Fund Program 5-Year Action Plan for 2026-2030 (Attachment E).

Recommendation 8: Authority to Apply for Additional Vouchers and Funding and Expand Partnerships

As evidenced by the more than 135,000 applicants on the County Housing Authority’s waiting lists for rental assistance programs, the demand for housing assistance generally exceeds the limited resources available, which creates long wait times. Expanding housing opportunities for families and individuals in need is a goal outlined in the Agency Plan. A key strategy for this involves applying for new funding and/or vouchers. This authority also allows the County Housing Authority to leverage resources and partner with other jurisdictions and entities. For example, in support of the County’s efforts to end veterans’ homelessness, the County Housing Authority is continuing to partner with other local housing authorities to increase housing opportunities for veterans with Veterans Affairs Supportive Housing vouchers.

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LINKAGE TO THE COUNTY OF SAN DIEGO STRATEGIC PLAN

Today's actions support the County of San Diego's 2026-2031 Strategic Plan Initiatives of Sustainability (Economic), Community (Quality of Life), and Equity (Housing) by creating policies to reduce and eliminate poverty, promoting economic sustainability for low-income families and improving quality of life. The County Housing Authority provides programs and services that enhance the community through increasing the well-being of our residents; utilizing policies, facilities, infrastructure, and finance to provide housing opportunities that meet the needs of the community

Respectfully submitted,



FOR

EBONY N. SHELTON
Chief Administrative Officer

ATTACHMENT(S)

Note: Due to the size of the attachments, the documents are available online through the Clerk of the Board's website at www.sandiegocounty.gov/content/sdc/cob/bosa.html.

Attachment A – A RESOLUTION OF THE HOUSING AUTHORITY OF THE COUNTY OF SAN DIEGO BOARD OF COMMISSIONERS APPROVING THE PUBLIC HOUSING ANNUAL AGENCY PLAN, AND SUPPORTING POLICY DOCUMENTS

Attachment B – Amendment to FY 2025-29 5-Year Agency Plan and FY 2025-26 Annual Agency Plan

Attachment C – Public Housing Agency Plans, Public Housing Admissions and Continued Occupancy Policy, and Section 8 Administrative Plan

Attachment D – 2026-27 Summary of Significant Changes

Attachment E – Capital Fund Program 5-Year Action Plan 2026-2030