

HOUSING CHOICE VOUCHER ADMINISTRATIVE PLAN PROPOSED CHANGES 2022-2023				
Chapter	Section	Name	Current Language	Proposed Language
4	III.C.2.b	Tenant Based HCV Targeted Funding and Definitions in Exhibit 4-I	Limited Preferences HCV Vouchers SFHA Policy San Francisco District Attorney Referrals (Witness Relocation Preference) (20 TBV) Permanent Supportive Housing/Shelter referral from DSHH (300 TBV) Residential Care Facilities for the Chronically III (RCFCI) and/or Transitional Residential Care Facilities (TRCF) Plus Housing referral from the Mayor's Office of Housing and Community Development (MOHCD) (50 TBV) VAVA Transfers/Referrals (20 TBV) Public Housing Resident Approved for an Emergency Transfer (20 TBV) Families with minor children living in SRO's (50 TBV) San Francisco Human Services Agency Resource Family Program (20 TBV) Terminated due to Insufficient Funding (20 TBV)	Remove Completely along with removal of their definitions in Exhibit 4-I as it pertains to Limited Preferences
4	III.C.2.c	RAD Site Based Waiting Lists	Local Rental Assistance Demonstration (RAD) Program Site-Based Preferences: Veteran/ Surviving Spouse of Veteran (+1) Families with a Right to Return (16 points) RAD Emergency Referral (15 points) Mixed Families currently residing at SFHA managed HOPE SF sites: Sunnydale, Potrero or Alice Griffith (13 points) Involuntarily Displaced with Residential Certificate of Preference (COP) (11 points) Department of Homeless and Supportive Housing Referral (HSH) (7 points) Families with minor children living in SRO's with a referral from DBI (7 points) Involuntarily Displaced from San Francisco residence (5 points)	Local Rental Assistance Demonstration (RAD) Program Site-Based Preferences: Veteran/ Surviving Spouse of Veteran (+1) Families with a Right to Return (16 points) RAD Emergency Referral (15 points) Mixed Families currently residing at non-RAD units at HOPE SF sites (13 points) Involuntarily Displaced with Residential Certificate of Preference (COP) (11 points) Department of Homeless and Supportive Housing Referral (HSH) (7 points) Families with minor children living in SRO's with a referral from DBI (7 points) Involuntarily Displaced from San Francisco residence (5 points)
4	III.C.2.d	All HOPE SF Sites - On/Off Site	New Addition	Add to each HOPE SF On Site: Families with a Right-to-Return [Expanded] preference (15 points)
4	Exhibit-4-1	DEFINITIONS OF PREFERENCES IN ALPHABETICAL ORDER	Families with a Right-to-Return [Expanded]: After Families with a Right of Return have exercised their right to return to their property, Families with a Right-to-Return [Expanded], have the next highest priority and preference over any family on the site-based waiting list(s). Families with a Right-to-Return [Expanded] formerly lived at the specific HOPE SF site to which they are applying and can document their former residency, as qualified by the Mayor's Office of Housing and Community Development. [SF Administrative Code section 39.2]	Families with a Right-to-Return [Expanded]: After Families with a Right of Return have exercised their right to return to their property, Families with a Right-to-Return [Expanded], have the next highest priority and preference over any family on the site-based waiting list(s). Families with a Right-to-Return [Expanded] formerly lived at the specific HOPE SF site to which they are applying and can document their former residency, as qualified and referred by the Mayor's Office of Housing and Community Development. [SF Administrative Code section 39.2]
4	III.C.2.d	PBV SITE BASED WAITING LIST(S)	Dr. George W. Davis-Elderly 97 units Site-Based Preferences* Veteran/Surviving Spouse (+1) Elderly aged 62+ Residents (First Right of Return) of Alice Griffith (16 points) Involuntarily Displaced from Hunters Point with Residential Certificate of Preference (COP) (11 points) Involuntarily Displaced from Western Addition with Residential Certificate of Preference (COP) (11 points) Rent Burdened or Assisted Housing Residents (8 points) Involuntarily Displaced (5 points) Dr. George W. Davis-Elderly/DPH 23 units Site-Based Preferences* Veteran/Surviving Spouse (+1) Homeless Families Referred by the Department of Public Health (15 points) Involuntarily Displaced from Bayview with Residential Certificate of Preference (COP) (14 points) Involuntarily Displaced from Western Addition with Residential Certificate of Preference (COP) (13 points) Involuntarily Displaced with Residential Certificate of Preference (COP) (12 points) Rent Burdened or Assisted Housing Residents (8 points) Involuntarily Displaced (5 points)	Add: SFHA Policy In accordance with the rules associated with the opening and closing of waitlists outlined above, the Authority will open the waitlist for the Dr. Davis Center for a total of up to 30 applicants with a COP preference issued by the Mayor's Office of Housing and Community Development.
4	III.C.2.d	All HOPE SF Sites - On/Off Site	Remove all sites that do not have site-based waiting list and add the developments that the Authority has approved for HOPE SF residents	The following off site locations are approved by the Authority for residents of the HOPE SF community: •Transbay 7 •88 Broadway •1990 Folsom •490 South Van Ness •500 Turk •Mission Bay South 6 West Site Based Preferences •Balboa Park Upper Yard •290 Malosi •4840 Mission Street •Sunnydale, Block 6 (HOPE SF) •Sunnydale, Block Q (HOPE SF)
6	I.H.	PERIODIC PAYMENTS	Amounts paid by a state agency to a family with a member who has a developmental disability and is living at home to offset the cost of services and equipment needed to keep the developmentally disabled family member at home [24 C.F.R. § 5.609(c)(16)].	Add: The Authority will exclude income of an individual who is an IHSS worker for an individual in the same household who is developmentally disabled. The household must provide a verification of the developmental disability from: oA doctor; oThe Golden Gate Regional Center; oAny third party that exclusively serves clientele with developmental disabilities; or oDocumentation from the school for children in a k-12 school.
13	I.F.	13.I.F. QUARTERLY PROGRAMMATIC AND HAP REVIEW	New Addition	SFHA Policy At the conclusion of each quarter of the calendar year (March, June, September, November), the Authority will initiate a review of Housing Assistance Payments (HAP) for the largest PBV property owners. A quarterly programmatic and HAP analysis report will be provided to the owner that includes a summary of each owner/property manager's utilization rates, payment records, and any holds or abatements that were put in place during the quarter. The review will provide the owner/property manager an opportunity to enter any missing payment requests for the quarter. Each report will include a deadline to notify the Authority of any discrepancies on the report. Upon conclusion of the deadline, the Authority will schedule a meeting with the owner/property manager within 30 calendar days to discuss and finalize the contents of the report concluding with a confirmatory letter wherein both parties agree that the content of the report is true and correct. The confirmatory letter must be signed and returned to the Authority within seven (7) calendar days of the meeting. The confirmatory letter confirms that both parties agree to closing payments for the quarter report reviewed. If the Authority does not receive a signed confirmatory letter, and Owner has failed to request an extension before the deadline provided by the Authority, the Authority will close the quarterly review and it will be implied that Owner intended to be in agreement with the content. Failure to respond or participate in the process wherein the proper parties have been notified will waive any claims to unpaid HAP for the period covered by the report.
16	IV.B.	REPAYMENT POLICY: Family Debts to the PHA	Any amount owed to the PHA by an HCV family must be repaid by the family. If the family is unable to repay the debt within 30 calendar days, the PHA will offer to enter into a repayment agreement in accordance with the policies below. If the family refuses to repay the debt, does not enter into a repayment agreement, or breaches a repayment agreement, the PHA will terminate assistance in accordance with the policies in Chapter 12 and pursue other modes of collection.	Add: Individuals applying to another PHA program or requesting evidence of good standing for a program outside of the SFHA, who are no longer participants in the public housing program or HCV program but maintain a debt with the Authority, must pay their full debt prior to receiving a letter of zero debt from the Authority.
16	V.I.C.	Record Retention	Remove: If an informal hearing to establish a family's citizenship status is held, longer retention requirements apply for some types of documents. For specific requirements, see Section 16-III.D., Retention of Documents.	Remove - Not the correct policy document to state this and inaccurate reference.