

June 14, 2023

STATEMENT OF PROCEEDINGS

The Minutes of the

***HOUSING AUTHORITY
REGULAR MEETING***

COUNTY OF SAN DIEGO

STATEMENT OF PROCEEDINGS
COUNTY OF SAN DIEGO HOUSING AUTHORITY
REGULAR MEETING
WEDNESDAY, JUNE 14, 2023, 9:00 AM
COUNTY ADMINISTRATION CENTER, ROOM 310
1600 PACIFIC HIGHWAY
SAN DIEGO, CA 92101

A. **REGULAR SESSION:** Meeting was called to order at 9:01 a.m.

PRESENT: Commissioners Nora Vargas, Chair; Terra Lawson-Remer, Vice-Chair; Joel Anderson; Jim Desmond; Bianca Berry; Nilsa Higgins; also, Ryan Sharp, Assistant Clerk of the Board of Commissioners.

ABSENT: (District 4 Seat Vacant)

B. Statement (just cause) and/or Consideration of a Request to Participate Remotely (emergency circumstances) by a Commissioner, if applicable.

C. Non-Agenda Public Communication: Opportunity for members of the public to speak to the Board on any subject matter within the Board's jurisdiction but not an item on today's agenda.

D. Approval of the Statement of Proceedings/Minutes for the meeting April 5, 2023 and the Special Meeting of April 11, 2023.

ACTION:

ON MOTION of Commissioner Anderson, seconded by Commissioner Higgins, the Board of Commissioners of the San Diego County Housing Authority approved the Statement of Proceedings/Minutes for the meeting of April 5, 2023 and the Special Meeting of April 11, 2023.

AYES: Vargas, Anderson, Lawson-Remer, Desmond, Berry, Higgins

ABSENT: (District 4 Seat Vacant)

NOTICE: THE BOARD OF SUPERVISORS MAY TAKE ANY ACTION WITH RESPECT TO THE ITEMS INCLUDED ON THIS AGENDA. RECOMMENDATIONS MADE BY COUNTY STAFF DO NOT LIMIT ACTIONS THAT THE BOARD OF SUPERVISORS MAY TAKE. MEMBERS OF THE PUBLIC SHOULD NOT RELY UPON THE RECOMMENDATIONS IN THE BOARD LETTER AS DETERMINATIVE OF THE ACTION THE BOARD OF SUPERVISORS MAY TAKE ON A PARTICULAR MATTER.

Agenda Item

Agenda #

1.

Subject

APPROVE THE FISCAL YEAR 2023-24 HOUSING AUTHORITY RECOMMENDED BUDGET, AND ADOPT A RESOLUTION OF THE HOUSING AUTHORITY OF THE COUNTY OF SAN DIEGO BOARD OF COMMISSIONERS APPROVING FISCAL YEAR 2023-24 HOUSING AUTHORITY BUDGET, INCLUDING PUBLIC HOUSING [FUNDING SOURCE: U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, U.S. DEPARTMENT OF AGRICULTURE, HOUSING CHOICE VOUCHER ADMINISTRATIVE RESERVE FUND, SANTEE SUCCESSOR AGENCY, PUBLIC HOUSING OPERATING RESERVE FUND, PUBLIC HOUSING RENTAL REVENUE, STATE GRANTS AND OTHER MISCELLANEOUS REVENUES]
(4 VOTES)

- 1. SUBJECT: APPROVE THE FISCAL YEAR 2023-24 HOUSING AUTHORITY RECOMMENDED BUDGET, AND ADOPT A RESOLUTION OF THE HOUSING AUTHORITY OF THE COUNTY OF SAN DIEGO BOARD OF COMMISSIONERS APPROVING FISCAL YEAR 2023-24 HOUSING AUTHORITY BUDGET, INCLUDING PUBLIC HOUSING (DISTRICTS: ALL)**

OVERVIEW

The San Diego County Board of Supervisors (Board) established the Housing Authority of the County of San Diego (County Housing Authority) in 1975 in accordance with California law. The County Housing Authority is a local entity that administers housing assistance programs through funding provided by the U.S. Department of Housing and Urban Development (HUD). The County Housing Authority serves approximately 23,000 low-income individuals in the region each month.

Today's action requests the Housing Authority Board of Commissioners to approve the County Housing Authority recommended budget for Fiscal Year 2023-24 and take related actions involving Housing Authority programs. The recommended budget will appropriate funds already under contract with HUD and approved by the Housing Authority Board of Commissioners.

The Housing Authority operates several housing programs that benefit low-income households in the unincorporated area of the county and in the participating cities of Chula Vista, Coronado, Del Mar, El Cajon, Escondido, Imperial Beach, La Mesa, Lemon Grove, Poway, San Marcos, Santee, Solana Beach, and Vista. All costs to operate these programs are revenue offset.

This item supports the County of San Diego's (County) vision of a just, sustainable, and resilient future for all, specifically those communities and populations in San Diego County that have been historically left behind, as well as our ongoing commitment to the regional *Live Well San Diego* vision of healthy, safe, and thriving communities. This will be accomplished by providing permanent affordable housing and support to vulnerable residents and improving the lives of persons at risk of and experiencing homelessness. In addition, this item supports the County's Framework for Ending Homelessness by administering programs according to the Public Housing Agency Plan.

RECOMMENDATION(S)

EXECUTIVE DIRECTOR/HEALTH AND HUMAN SERVICES AGENCY DIRECTOR

1. Approve the Fiscal Year 2023-24 Housing Authority Recommended Budget.
2. Establish appropriations of \$238,937,293 for the Fiscal Year 2023-24 Housing Authority of the County of San Diego. **(4 VOTES)**
3. Authorize the Executive Director of the Housing Authority of the County of San Diego to transfer appropriations within the three program groupings of Housing Assistance, Other Housing Programs, and Public Housing for Fiscal Year 2023-24.
4. Authorize the Executive Director of the Housing Authority of the County of San Diego, consistent with Housing Authority procurement policies, to negotiate and sign contracts needed to implement the Fiscal Year 2023-24 budget.

5. Adopt a Resolution entitled: A RESOLUTION OF THE HOUSING AUTHORITY OF THE COUNTY OF SAN DIEGO BOARD OF COMMISSIONERS APPROVING FISCAL YEAR 2023-24 HOUSING AUTHORITY BUDGET, INCLUDING PUBLIC HOUSING.
6. Authorize the Chair of the Board of Commissioners, acting on behalf of the Board of Commissioners, to certify the Public Housing Authority Board Resolution approving the Fiscal Year 2023-24 Housing Authority Recommended Budget.

EQUITY IMPACT STATEMENT

The Housing Authority of the County of San Diego (County Housing Authority) administers various rental subsidy programs funded by the U.S. Department of Housing and Urban Development (HUD) intended to assist very low-income families, the elderly, homeless veterans, and the disabled 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 area median income or less (33,100 for a family of two and/or \$41,350 for a family of four) and the remaining applicants must not exceed low-income amount of 50% of area median income or less (\$55,150 for a family of two and/or \$68,900 for a family of four).

The County Housing Authority has established local preferences for waiting list applicants to ensure the most vulnerable populations receive priority for assistance. To ensure equitable access for communities who have historically suffered from inequalities and inequities, the County Housing Authority gives highest priority to applicants who live or work in the County Housing Authority’s jurisdiction and have one or more of the following in the household: working applicant, elderly person, disabled person, dependent children, homeless applicant, veterans or surviving spouses of veterans. As of March 2023, the leased participant distribution includes:

Household Profile	Family members
<ul style="list-style-type: none"> • 44% are elderly and/or disabled single tenants • 12% are single parents with children in the households • 32% of participants have children in the household • 66% of households where head or spouse is either elderly and or disabled 	<ul style="list-style-type: none"> • 23% are elderly • 31% are disabled • 31% are under the age of 18

The County Housing Authority is committed to advancing equitable access and opportunity for assisted households to live in safe and affordable housing. Rental assistance voucher holders have the opportunity to select housing in areas of their choosing that best fits their needs. In order to expand housing opportunities outside areas of poverty concentration, the County Housing Authority provides higher payment standards to allow participants to move outside areas of high poverty to neighborhoods with greater opportunity.

The County Housing Authority budget development is guided by the Public Housing Agency (PHA) Plan adopted on April 5, 2023 (HA01) in which a public review and comment period is required to guide housing authority’s strategies for meeting local housing needs and goals. The PHA Plan must be approved by HUD which 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”) program. The County Housing Authority is continuing its commitment to transparency and open government through presentations to the Resident Advisory Board and tenant commissioners. The County Housing Authority is committed to continue its efforts in providing rental assistance to households and advancing equitable access and opportunity for households served in these programs to live in safe and affordable housing.

SUSTAINABILITY IMPACT STATEMENT

Today’s actions contribute to the County of San Diego Sustainability Goal #1 of engaging the community and Goal # 2 of providing just and equitable access. 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 living in areas of greater economic opportunity.

FISCAL IMPACT

If approved, this request will result in costs and revenue of \$238,937,293 in Fiscal Year 2023-24 in the Housing Authority of the County of San Diego. The funding sources are the U.S. Department of Housing and Urban Development, U.S. Department of Agriculture, Housing Choice Voucher Administrative Reserve Fund, Santee Successor Agency, Public Housing Operating Reserve Fund, Public Housing Rental Revenue, State grants and other miscellaneous revenues. There will be no change in net General Fund cost and no additional staff years.

BUSINESS IMPACT STATEMENT

This request will have a positive impact on the business community, as the recommended budget will provide rental income to landlords participating in housing assistance programs.

ACTION:

ON MOTION of Commissioner Desmond, seconded by Commissioner Berry, the Board of Commissioners of the San Diego County Housing Authority took action as recommended, adopting Resolution No. 23-064, entitled: A RESOLUTION OF THE HOUSING AUTHORITY OF THE COUNTY OF SAN DIEGO BOARD OF COMMISSIONERS APPROVING FISCAL YEAR 2023-24 HOUSING AUTHORITY BUDGET, INCLUDING PUBLIC HOUSING.

AYES: Vargas, Anderson, Lawson-Remer, Desmond, Berry, Higgins

ABSENT: (District 4 Seat Vacant)

There being no further business, the Board of Commissioners of the San Diego County Housing Authority adjourned at 10:12 a.m.

ANDREW POTTER
Clerk of the Board of Commissioners
of Housing Authority

Notes By: Perez

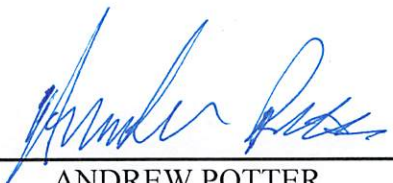
NOTE: This Statement of Proceedings sets forth all actions taken by the County of San Diego Board of Commissioners of the Housing Authority on the matters stated, but not necessarily the chronological sequence in which the matters were taken up.

Approved by the Board of Commissioners, on Wednesday, July 19, 2023.



NORA VARGAS
Chair

Attest:



ANDREW POTTER
Clerk of the Board