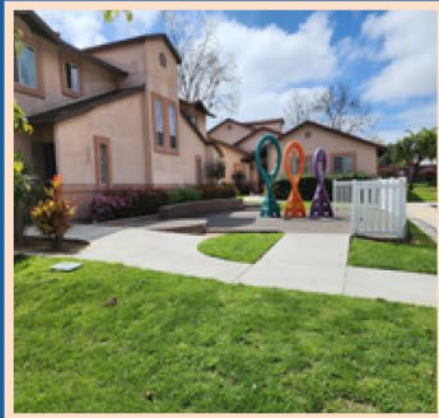




ANNUAL PUBLIC HOUSING RESIDENT MEETING

January 28, 2025

Welcome!



**Dorothy Street
Manor**



**L Street
Manor**



**Melrose
Manor**



**Town Center
Manor**



Meeting Reminders

- ✓ Follow the Agenda
- ✓ Actively listen and participate
- ✓ Take turns speaking
- ✓ Ask questions at the appropriate time
- ✓ Silence your technology (phone, watch, tablet)



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Proposed Policy & Lease Update



Capital Fund Action Plan



Financial Repositioning



Resident Opportunities & Self-Sufficiency (ROSS) Program

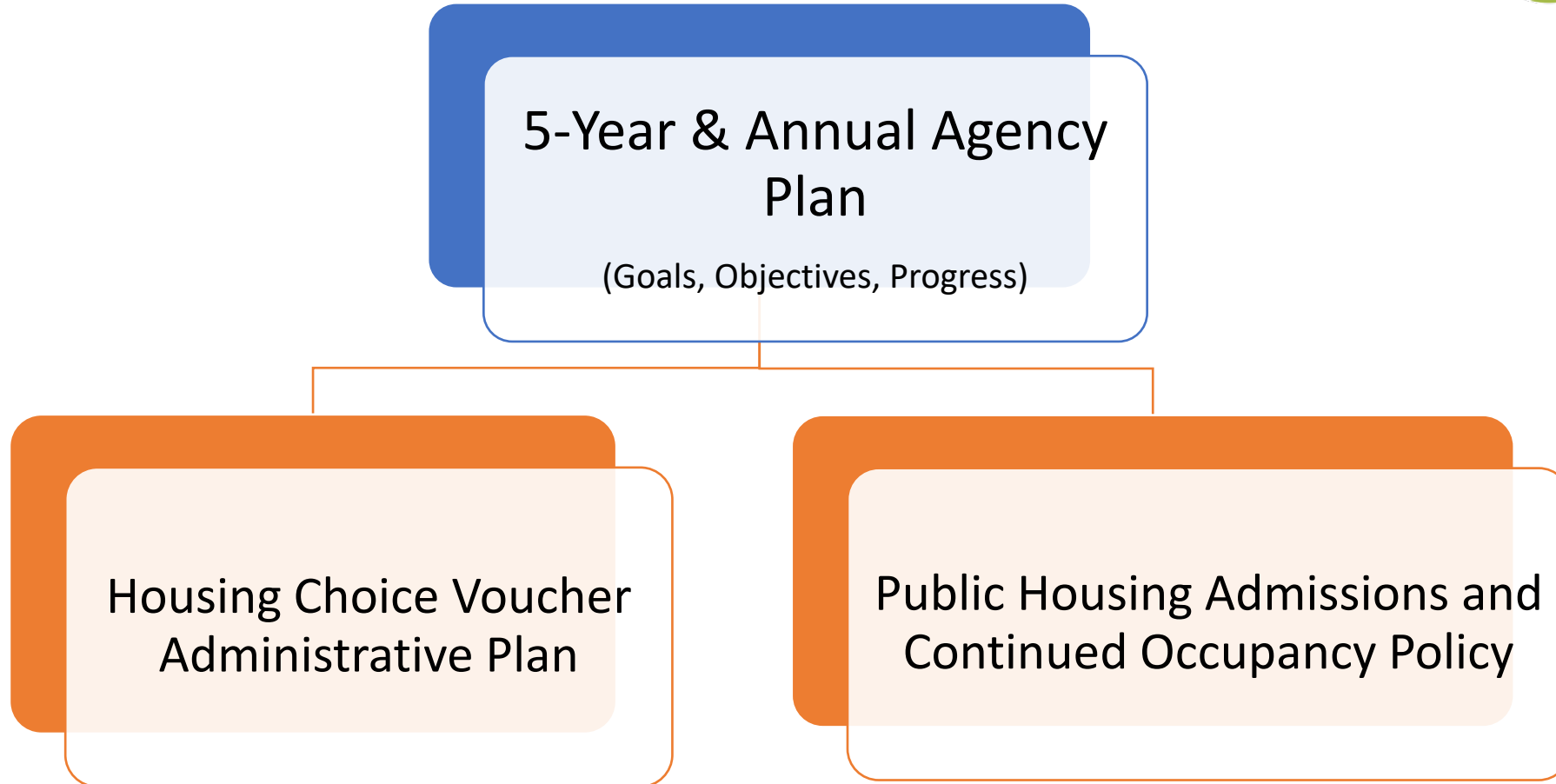


Resident Feedback



Policy Updates

Agency Plan





Progress Report for Fiscal Year 2020 - 2024

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



- **Goal: Maintain and Expand Affordable Opportunities for those in Need**
 - HCV: HACSD currently has 10,746 total active vouchers as of October 2024.
 - Veterans Affairs Supportive Housing (VASH): HACSD has applied for additional vouchers and have been allocated a total of 954 vouchers for the period of FY 2020 - 24.
 - Mainstream: In FY 2019-20 HACSD received an additional 138 vouchers. In May 2020, HACSD received an additional 42 vouchers for a total allocation of 230 vouchers.

Mission: Promoting safe, affordable housing opportunities and improved communities in the San Diego region (continued)



- Family Unification Program (FUP: In FY 2019-20 HACSD was awarded 37 vouchers. In FY 2023-24 HACSD was awarded an additional 49 vouchers for a total allocation of 86 vouchers. HACSD will continue to apply for additional vouchers when available.
- HACSD was awarded 264 Emergency Housing Vouchers (EHVs) to be utilized beginning FY 2021-22.
- Incremental Vouchers – HACSD awarded 57 vouchers in September 2023
- Tenant-based rental assistance (TBRA): The TBRA programs assisted a total of 694 households during FY 2020-2024.

Mission: Promoting safe, affordable housing opportunities and improved communities in the San Diego region (continued)



- Landlord Incentive Program: HACSD conducted 32 landlord seminars between FY 2020-2024 and hosted approximately 887 landlords.
 - During FY 2020-24, security deposit assistance was provided for 1,149 extremely low-income households.



Promote Self-Sufficiency for Families

- In FY 2023-2024, the HACSD received funding for two years for two full-time FSS Program Coordinator positions.
- In September of 2020, HACSD had 71 families participating in the FSS program. As of June 2024, the HACSD had 90 participating in the program.
- In FY 2020-24 there was a savings of \$470,013.36 for 22 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.



Promote Self-Sufficiency for Families

- In 2008 the HACSD instituted an FSS Academic Scholarship Program.
 - In FY 2023-24, the HACSD awarded five scholarships to FSS participants or their household members.
- In FY 2023-24, the HACSD was selected to receive a Fiscal Year (FY) 2021 Resident Opportunity and Self Sufficiency (ROSS) Grant Award.
 - The ROSS program commenced on June 1, 2022, and serves residents in the 121 public housing units over a three-year period. In FY 2023-24, the HACSD coordinated eleven (11) outreach events, seminars, and workshops for Public Housing residents to provide health, wellness, and safety resources and trainings.



Maintain Excellent Customer Satisfaction

- In August 2021, the HACSD launched an Ombudsperson program to assist the public with questions and concerns regarding rental assistance.
- Customer service training for staff was conducted, translations of documents and meetings in multiple languages were completed, multiple public housing meetings with residents were held, in-person meetings resumed, and a new way of receiving customer feedback was implemented.



Build Resilient Infrastructure to Promote and Foster Innovation

- Enhanced Case Management System
- Public Housing: In 2024, a rehabilitation project was completed at the Town Centre Manor development to improve multiple building systems. The project addressed electrical and plumbing updates, ADA accessibility improvements, elevator modernization, fire safety systems, and made other quality of life improvements. Parking lot repairs were also completed at the Dorothy Street Manor development.



Fiscal Year 2025 – 2029 (Five-Year) Agency Goals

Increase Access to Affordable Housing Related Services



- Maintain and expand the number of housing opportunities available to low income-individuals and families
- Increase use and availability of Project-Based Vouchers (PBV)
- Enhance Landlord Engagement

Enhance Community Engagement and Quality of Life



- Increase the effectiveness and number of Family Self-Sufficiency Program (FSS) participants
- Enhance Community Outreach and Engagement

Ensure Equity and Justice in our Operations and Services



- Affirmatively further Fair Housing regulations, tenant rights and protections and promote equity in housing opportunities
- Provide equitable access to our programs

Continually Strive for Exceptional Customer Experience



- Maintain high satisfaction rating of 4 or above from customers served by HACSD
- Enhance Self-Service and Technology tools to improve customer service for internal/external customers
- Achieve and maintain high performer rating in the Section 8 Management Assessment Program (SEMAP)



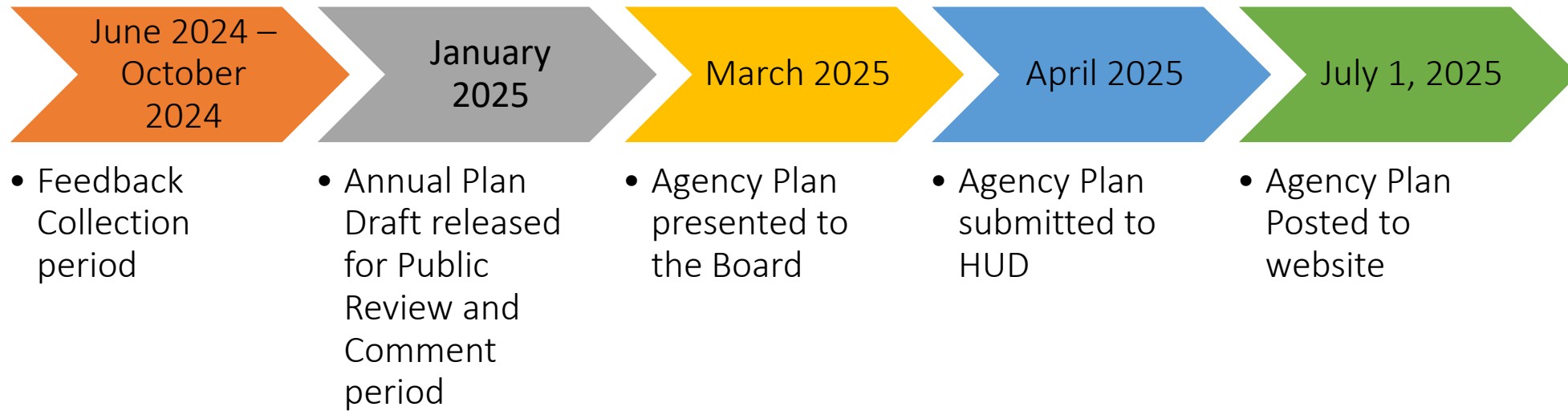
Agency Plan

Your input ensures our plans reflect community needs.

Ways to provide input:

- HACSD office
- Public Housing sites
- [Engage San Diego County](#)
- HACSD Board email box
HACSDBOARDS.HHSA@SDCOUNTY.CA.GOV

Agency Plan





Admissions and Continued Occupancy Policies (ACOP)



FY 2025-26 Policy Updates

- HOTMA
 - Limited Implementation 7/1/25
 - Income Exclusions
 - Definitions
 - De Minimis Errors
- Public Housing Lease
 - Increase in Notification for Nonpayment of Rent

Lease



E. The notice of Lease termination to the Resident shall state specific grounds for termination and shall inform the Resident of the Resident's right to make such reply as the Resident may wish. The notice shall also inform the Resident of the right to examine HACSD's documents directly relevant to the termination or eviction. When the HACSD is required to afford the Resident the opportunity for a grievance hearing, the notice shall also inform the Resident of the Resident's right to request a hearing in accordance with the HACSD's grievance procedure. All notices of Lease termination due to Resident's failure to pay rent will also include:

- a. How the Resident can cure the nonpayment of rent violation, including an itemized amount separated by month of alleged rent owed by the Resident, and any other arrearages allowed by HUD and included in the lease separated by month, and the date by which the Resident must pay the amount of rent owed before an eviction for nonpayment of rent can be filed;
- b. Information on how the resident can recertify their income, request a hardship exemption, or request to switch from a flat rent to income-based rent;
- c. Such information as required by HUD in the event of a national emergency for which HUD determines that additional time is needed for families to secure funding.

Residents will receive notification at least 30 days before an eviction for nonpayment of rent is filed.



Public Housing Capital Fund Action Plan



5-Year Capital Fund Action Plan 2025-2029

- Annual Updates to Five-Year Rolling Plan
- 2025 Grant Amount is \$358,456 (anticipated)
- Funds May be Used to:
 - Make improvements to Public Housing sites
 - Supplement Operations Fund
- Existing funding covers routine maintenance and operating expenses.

Public Housing Capital Fund 5-Year Action Plan 2025-2029



Calendar Year	Activity	Funding
2025	Administration	\$35,845
	Town Centre Manor- Unit Sliding Doors	\$112,800
	Operations	\$209,811
2026	Administration	\$35,845
	Dorothy St.- ADA Improvements, Walkway Improvements, Electrical Load Centers	\$165,240
	Operations	\$157,371
2027	Administration	\$35,845
	Melrose Manor- ADA Walkways, Electrical Meters, Electrical Load Centers	\$133,680
	Operations	\$188,931

Public Housing Capital Fund 5-Year Action Plan 2025-2029



Calendar Year	Activity	Funding
2028	Administration	\$35,845
	Melrose Manor- Unit Water Heaters	\$144,480
	Operations	\$178,131
2029	Administration	\$35,845
	Town Centre Manor- Wall Air Conditioner and Heater Units	\$120,000
	Operations	\$202,611



Financial Repositioning



Financial Repositioning Overview

- Repositioning is the removal of a property from the Public Housing Program and replacing it with Section 8 assistance.
- Proposing to convert under the Rental Assistance Demonstration (RAD)/ Section 18 Small PHA Blend option
- Benefits include:



- Improved financial stability and living conditions
- Preservation of affordable housing
- Resident protections
- Choice-mobility



Financial Repositioning

- All Public Housing residents would have the right to remain in their unit.
- Anticipated that all existing residents would qualify for PBV assistance
- No involuntary relocation is anticipated but would be provided if necessary
- Residents may request a Section 8 Housing Choice Voucher one year after the conversion is complete





Next Steps



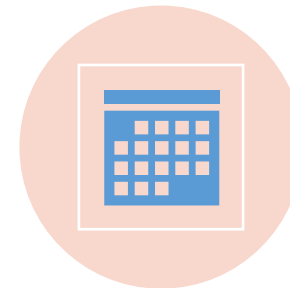
The Housing Authority Board of Commissioners will have a public hearing on March 12, 2025 regarding the Agency Plan.



HACSD will return to the Board later this year for approval to submit repositioning application and establish a separate legal entity.



More resident meetings will be held throughout the repositioning process to provide information and receive feedback.



Individual appointments will be held with residents later in the process.



Agency Plan Comments



References/Resources

- HACSD website: www.sdhcd.org
 - News, Plans, Policies and Reports
 - Announcements
 - Rental Assistance
- HACSD Board email box HACSDBOARDS.HHSA@SDCOUNTY.CA.GOV
 - For public comments and Board business only
- For Public Housing questions, please send an email to:
 - publichousing.hhsa@sdcounty.ca.gov



ROSS Program

Resident Opportunities and Self-Sufficiency (ROSS)



Overview

- ROSS is a place-based program that assists Public Housing residents.
- Assesses resident needs and links them to supportive services.
- Enables Economic and Housing Self-Sufficiency.


Services

- Childcare
- Adult Education (Literacy, GED, etc.)
- Job Training and Skills
- Assistance with daily living activities for elderly or disabled
- Financial Literacy
- Nutrition




Resident Feedback



 Feedback?

 Questions?

 Suggestions?

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