



Housing Authority of the County of San Diego

Resident Advisory Board Meeting

Wednesday, February 8, 2023 | 10:00AM-11:30AM

IN PERSON | Microsoft Teams

Meeting Minutes

Order of Business

Attendees:

Housing Authority: (8) R. Ramirez, J. Warlick, M. Mercier, S. Moore, N. Knight, J. Gilham, A. Ricciardi, J. Mendez

Resident Advisory Board (5) D. Simpson, A. Acosta, S. Rodriguez, R. Jacobs, M. McKell

Visitors: Forty-four Members of the public including Housing Authority Residents and participants, identified either by meeting name or telephone number

Meeting Called to Order at 10:09 AM by Chairperson Darlene Simpson affirming a quorum. Marnyce McKell was virtually present.

Agenda

- I. RAB Overview and Call to Order (Monique Mercier)**
 - a. RAB Business:**
 - i. Chair Elections-** Board members voted in favor of keeping Darlene Simpson as chairperson for the new term
 - ii. 11-1-2022 Meeting Minutes-** Approved
 - iii. Teleconferencing-** Board members must be present in person. Visitors have the option to participate in person or virtually
- II. Presentation: Agency Plan Update and Comment Solicitation (Monique Mercier, Robin Ramirez, and Jeremy Warlick)**
 - a. Agency plan:** Progress on the 5-year goals and objectives, the annual agency plan including proposed operational updates for HCV program policies and recent updates.
 - b. 5-Year Plan Goals Progress (R. Ramirez)**
 - i. Maintain and Expand Affordable Housing Opportunities for families in need:** R. Ramirez presented updates including recent award of 80 Housing Choice Vouchers (HCVs) and the special populations to be served, the number of clients served through various Tenant-Based Rental Assistance (TBRA)

programs, and outreach efforts with landlords including enhancements to the landlord incentive program.

- ii. **Self-Sufficiency for Families:** Presented progress on program participation and graduations for the Family Self-Sufficiency (FSS) program and outreach activities for Resident Opportunity and Self-Sufficiency (ROSS) program, discussed available resources to the community, and reviewed fair housing services available to educate and promote equal opportunity.
- iii. **Maintain Excellent Customer Satisfaction:** Reviewed HACSD's commitment to providing a positive customer experience. Highlighted Ombudsperson program, staff training, translation of additional documents, and importance of receiving customer feedback.
- iv. **Infrastructure to Promote and Foster Innovation:** Presented steps taken transition to a new case management system in FY 2023-24 which will have more capabilities and technology tools for staff and customers, and updates to Public Housing sites to address physical needs, including elevator improvements in 2022.

c. **Agency Plan New Activities:** (R. Ramirez and J. Warlick)

- 1. Update on PBV conditional awards from last two funding opportunities
- 2. Plan to update policies and procedures surrounding the implementation of the Final Rule of Sections 102, 103, and 104 of the Housing Opportunity Through Modernization Act of 2016 (HOTMA).
- 3. Intent to financially reposition public housing portfolio utilizing the Streamlined Voluntary Conversion option
- 4. Towncentre Rehabilitation Project-Timeline

d. **Administrative Plan:** M. Mercier presented proposed significant changes:

- i. **Waitlist Preferences** – Live-Work Residency and *Working Families* preference.
 - 1. Working Families
 - a. Work requirements reduced to 20 hours per week for the *working families* preference
 - b. Sole members either aged 62+ or person with disabilities qualify under this preference

- ii. **Consideration of Circumstances** – Policy language updates for new admission prohibitions to align with DFEH requirements regarding use of arrest records

e. **ACOP-Public Housing:** J. Warlick presented significant changes:

- i. Flat and maximum rents
- ii. Waitlist preference for live/work residency and working family preferences
- iii. Consideration of Circumstances evaluations- Policy language updates for new admission prohibitions to align with DFEH requirements regarding use of arrest records

III. **Public Questions/Comments/Resources**

- a. Floor opened to general attendee comments. Public asked questions regarding program access and voucher priorities.

- b. Appointed Board had no official comment for the Agency Plan.
- c. Resources:

HACSD Public Housing Vouchers: [Project-Based Vouchers \(sandiegocounty.gov\)](https://www.sandiegocounty.gov)

FSS email: HCDSFSS.HHSA@sdcounty.ca.gov

General HCDS website: [Housing and Community Development \(sandiegocounty.gov\)](https://www.sandiegocounty.gov)

HCDS RAB: [RAB \(sandiegocounty.gov\)](https://www.sandiegocounty.gov)

Board of Supervisors: [Board of Supervisors \(sandiegocounty.gov\)](https://www.sandiegocounty.gov)

Ombudsperson: hcds_ra_ombudsperson.hhsa@sdcounty.ca.gov

RA Income Limits: [Income Limits AMI Chart \(sandiegocounty.gov\)](https://www.sandiegocounty.gov)

HCDS Housing Directory: [housing-resource-2020-rev.pdf \(sandiegocounty.gov\)](https://www.sandiegocounty.gov)

IV. Meeting Adjournment

- a. Chairperson Darlene Simpson adjourned the meeting at 11:31 AM

Next meeting date tentatively scheduled for June 13, 2023.