



Housing Authority of the County of San Diego

Resident Advisory Board Meeting

Wednesday, May 23, 2023 | 10:00AM-11:30AM

IN PERSON

Meeting Minutes

Order of Business

Attendees:

- Housing Authority: (14) J. Gilham, M. Moraleja, L. DeLaughter, R. Ramirez,, A. Ricciardi, E. Delfierro, N. Tapp, P. Hodges, N. Nguyen, E. Guzman, J. Cordero, A. Hamdani, K. Titus, N. Rodriguez
- Resident Advisory Board (5) D. Simpson, R. Jacobs, D. Sundberg, T. Flemming, D. DeVaughn
- Visitors: Thirty Members of the public including Housing Authority Residents and participants, identified either by meeting name or telephone number

Meeting Called to Order at 10:12 AM by Chairperson Darlene Simpson affirming a quorum.

Agenda

- I. RAB Overview and Call to Order (Ngocvan Nguyen)**
 - a. RAB Business:**
 - i. House rules for meeting**
 - ii. 01-18-2024 Meeting Minutes- Approved**
- II. Presentation: County Housing Authority Budget (Maryneeza Moraleja)**
 - a. Fiscal Year Budget Overview**
 - i. Operations:** Housing Authority rental assistance programs assist over 12,000 households which represent 23,000 low-income residents across the rental assistance programs, there are 4 Public Housing sites and one affordable site in San Marcos for low-income agricultural workers; assistance is being provided to over 23,000 individuals and contribute over \$17 million each month into the local economy through payments to landlords.
 - ii. Recent rehabilitation project at Town Centre Manor has begun to improve the facility, include ADA accessibility, fire safety, electrical and plumbing, and elevator modernization.**
 - b. Proposed FY 2023-24 Mid-Year Budget Adjustment**
 - i. Increase current year's budget FY2023-24 by \$12.1 million or 5.1% from \$238.9 million to \$251 million.**
 - 1. Initial budget projection based on HUD funding level estimates for calendar year 2023 and 2024.**
 - 2. Cost trend increase continually increasing due to overall increase in rental costs in the region.**

3. Housing Authority applied and received HUD funding through shortfall set-aside process which was approved in September 2023.
4. The increase is fully funded by HUD funding.

c. FY 2024-2025 Recommended Budget

- i. Overall recommended budget is \$288.9 million, an increase of \$ 50 million or 21.4% increase from last year's adopted budget.
 1. Rental Assistance – increase primarily tied to:
 - a. \$40.4 million increase in Housing Choice Vouchers. This includes:
 - i. \$5.5 million in Veterans Affairs Supportive Housing
 - ii. \$0.6 million increase in Family Unification Program
 - b. \$8.3 million increase in anticipated Port-ins
 - c. \$0.5 million increase in Administrative Cost.
 2. Public Housing
 - a. \$0.1 million increase in property management contract costs.
- ii. Proposed budget based on projected cost and anticipated HUD funding levels for calendar year 2024 and 2025.

III. Presentation: Five-Year Agency Plan (Lea DeLaughter)

a. Five-Year Agency Plan

- i. Created by the Housing Authority to present to HUD.
- ii. Comprised of the Housing Authority's mission, goals, and report of the prior five-year accomplishments.
- iii. Five-Year goals derived from a collaboration and alignment with the County of San Diego and the Housing Authority. The Five-Year Agency Plan's goals aim to maintain and expand affordable housing opportunities, enhance community engagement, ensure justice in operations and services, and enhance self-service and technology tools to import customer service.
- iv. Community Engagement and input to ensure the plan meets community needs. Tentative timeline of the Five-Year Agency Plan:
 1. June-October 2024 – collect feedback.
 2. January 2025 – Post Annual Plan and solicit public comment.
 3. March 2025 – Agency Plan presented to the Board of Supervisors.
 4. April 2025 – Agency Plan submitted to HUD
 5. July 2025 – Approved Agency Plan posted to website

IV. Presentation: Program Updates (Lea DeLaughter)

- a. FY 2024-25 Agency Plan approved by Board of Supervisors and HUD.
- b. Housing Opportunity Through Modernization Act (HOTMA) rules go into effect January 01, 2025, which means certifications with an effective date of January 1, 2025 and after will be reviewed under new HOTMA rules.
 - i. Asset limitations
 - ii. Changes in Income Calculation
 - iii. Program Changes
 1. Safe Harbor
 2. Self-Certification of assets
 - iv. September 2024 reexamination packet mailings will include information about new changes.
 - v. Creation of Frequently Asked Questions (FAQs) to Housing Authority website.

V. Public Questions/Comments/Resources

- a. Floor opened to general attendee comments. Public asked questions regarding Budget.
- b. Appointed Board had questions about proposed FY2024-25 budget meeting needs.
 - i. Housing Authority stated proposed budget is driven by anticipated HUD funding and project funding, and the Housing Authority is continually working with HUD to ensure and if the Housing Authority balances the needs of current participants with newly admitted participants.
- c. Appointed Board had question about payment standards for VASH and HCV.
 - 1. Housing Authority uses the Two-Year Tool to balance the need to increase the payment standards or select new applicants from the waitlist.

VI. Meeting Adjournment

- a. Chairperson Darlene Simpson adjourned the meeting at 11:00 AM

Next meeting date tentatively scheduled for September/ October 2024.