



# Resident Advisory Board (RAB)

---

January 16, 2025



## Meeting Reminders

- Meeting Format
  - Formalized Board Procedures
  - Comment Process
- Board Actions
  - Roll Call- attendance and official RAB business voting



# Meeting Agenda

- Welcome
- RAB Overview
- Call to Order
  - Approve Minutes from 05/24 meeting
- Approval of 05-2024 Minutes
- Agency Plan Update
  - Five-Year Goals
- Informational Updates: HOTMA Updates
- Informational Updates: Public Housing
- Meeting Adjournment



# What is the Resident Advisory Board?



## 24 CFR 903.13

- The United States Department of Housing and Urban Development (HUD) mandates that Public Housing Authorities (PHAs) must establish a Resident Advisory Board (RAB)
  - Assist and make recommendations regarding the Agency Plan and any significant changes to it
  - RAB Recommendations and PHA response must be included in the final plan submitted to HUD



# Who is the RAB?

## A representative selection of:

- Public Housing residents and Housing Choice Voucher (HCV)/Project-Based Vouchers (PBV) participants who are:
  - Active and in good standing
  - Living within the Housing Authority of the County of San Diego's jurisdiction
  - Represent and reflect the residents assisted by the PHA



# When does the RAB meet?

- RAB meets throughout the year to:
  - Review the Plan and Fiscal Year Budget
  - Review changes to the Plan and Fiscal Year Budget
  - Discuss PHA discretionary policies with board members and Agency staff
  - Make recommendations regarding changes
- RAB must meet:
  - When meeting for the Annual Plan – RAB meets prior to the public comment period.
  - When meeting for the Fiscal Year Budget – RAB meets prior to the Fiscal Year Budget Board Date.



# Call to Order

- RAB Members
  - Darlene Simpson
  - Angela Acosta
  - Robert Jacobs
  - Marnyce McKell
  - Dana Sundberg
  - Tyra Fleming
  - Danielle DeVaughn
- Alternates – currently vacant
  - Participate with the RAB by submitting comments

[SANDIEGOCOUNTY.GOV](http://SANDIEGOCOUNTY.GOV)





# Officer Elections

- Responsibilities of the Chair and Co-Chair
  - Provide general supervisory guidance to the RAB
  - Taking roll call
  - Collecting input from the RAB
- Officer Election Voting





# 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.





# Agency Plan



# Agency Plan

## Three Parts:

- Five-Year/Annual Plan: Progress on Five-Year Goals/Objectives
- Administrative Plan for Housing Choice Voucher Program Policies-Proposed Changes
- Admissions and Continued Occupancy Policy (ACOP) Plan for Public Housing Policies- Proposed Changes



# Agency Plan

- Created by HACSD to present to HUD
- Comprises of HACSD's mission and goals and reporting on prior five-year accomplishments
- Goals are derived from collaboration and alignment with the County of San Diego, Housing and Community Development, and the Community



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

[SANDIEGOCOUNTY.GOV](http://SANDIEGOCOUNTY.GOV)

# Increasing 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

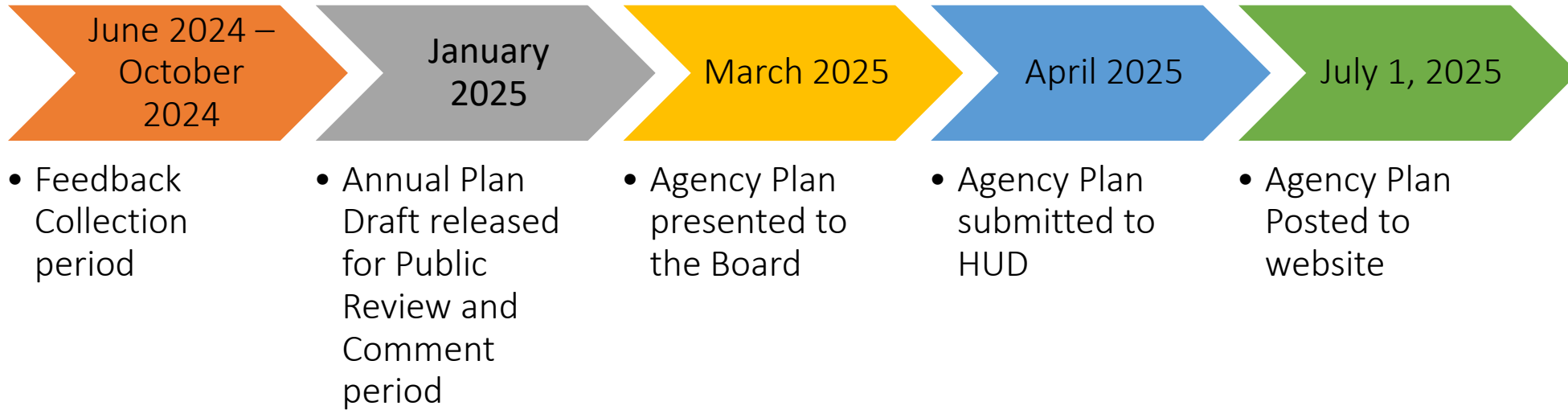
# Continually Strive for Exceptional Customer Experience



- 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





# Agency Plan

Your input ensures our plans reflect community needs.

Ways to provide input:

- HACSD office
- Public Housing sites
- HACSD Board email box

[HACSDBOARDS.HHSA@SDCOUNTY.CA.GOV](mailto:HACSDBOARDS.HHSA@SDCOUNTY.CA.GOV)



# Program Updates



# HOTMA Updates

- The Housing Opportunity Through Modernization Act of 2016 (HOTMA) was signed into law on July 29, 2016.
- The final rule implementing Sections 102 and 104 of HOTMA became effective January 1, 2024 with an implementation date of January 1, 2025.
- HUD has paused implementation of most of Sections 102 and 104 of HOTMA at this time.
- Recent notice from HUD directed Public Housing Agency's (PHA) to implement portions of HOTMA



# Project Based Voucher Updates

- HACSD continues to add Project Based Vouchers (PBV) developments to our portfolio
- HOTMA updates to PBV regulations



# 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



# Public Housing Updates



# Public Housing



## Dorothy Street Manor

- 778 Dorothy St, Chula Vista
- 22 Units
  - All 3 bedrooms
  - 2 ADA-accessible
- Built in 1992
- Target Population: Working Families



## L Street Manor

- 584 L St, Chula Vista
- 16 Units
  - All 3 bedrooms
- 1 ADA-accessible unit
- Built in 1992
- Target Population: Working Families



## Melrose Manor

- 1678 Melrose, Chula Vista
- 24 Units
  - 8 – 3 bedrooms
  - 16 – 2 bedrooms
- 2 ADA-accessible units
- Built in 1984
- Target Population: Working Families



## Town Center Manor

- 434 F St, Chula Vista
- 59 Units
  - 58 – 1 bedroom
  - 1 – 2 bedrooms
- 6 ADA-accessible unit
- Built in 1985
- Target Population: Elderly/Disabled

# Public Housing Capital Fund 5-Year 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

- 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





# Comments



# Policy Comments

- Comments on Agency Plan
- Advisory Board comment roll call
- Chair comment submission





# Meeting Adjournment

Next meeting in May/June 2025



# Questions



# References/Resources

- HACSD website: [www.sdhcd.org](http://www.sdhcd.org)
  - News, Plans, Policies and Reports
  - Announcements
  - Rental Assistance
- HACSD Board email box [HACSDBOARDS.HHSA@SDCOUNTY.CA.GOV](mailto:HACSDBOARDS.HHSA@SDCOUNTY.CA.GOV)
  - For comments and Board business only
- For case specific questions, please email the RA Ombuds at:
  - [HCDS RA Ombudsperson.HHSA@sdcounty.ca.gov](mailto:HCDS_RA_Ombudsperson.HHSA@sdcounty.ca.gov)