



RESIDENT ADVISORY BOARD (RAB)

November 1, 2022





Meeting Reminders

- TEAMS features
 - Default audio is mute
 - Raise Hand Feature
 - Chat Box
- Meeting Format
 - Formalized Board Procedures
 - Presentation of Agenda Items
 - Comment Process
- Board Actions
 - Roll Call- attendance and comment voting
 - Open and Close Meeting



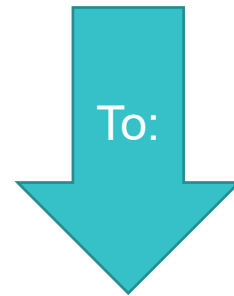
- **WELCOME**
- **RAB Overview**
- **Roll Call/Call to Order**
- **Agency Plan Overview**
- **Informational Items and Updates**
- **Public Comment**
- **Meeting Adjournment**

WHAT IS THE RAB?



24 CFR 903.13

- HUD mandates that PHAs must establish a Resident Advisory Board



- 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 FROM:

- Public Housing residents and HCV/PBV participants
 - Active and in good standing
 - Living in the HACSD jurisdiction
 - Representing residents assisted by the PHA
- 1) Appointed board of reasonable representation, or
- 2) Made up of entire PHA when appointments cannot be made

When does the RAB meet?



- RAB meets throughout the year to:
 - Review the Plan
 - Review changes to the Plan
 - Discuss PHA discretionary policies with board members and Agency staff
 - Make recommendations regarding changes
- RAB must meet prior to the Annual Plan public comment period





LIVE WELL
SAN DIEGO

Call to Order

Carol Wollas- Co-Chair
Darlene Simpson- Co-Chair
Angela Acosta
Stacie Rodriguez
Robert Jacobs
Marnyce McKell
Anna Reyes
Cheryl Castillo- alternate



AGENCY PLAN



THREE PARTS

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

HOUSING CHOICE VOUCHER (HCV)



ADMINISTRATIVE PLAN

- Establishes local policies for administration of the HCV program in accordance with HUD requirements
 - Flexibilities with how HUD policies are implemented
- Discretionary policies and programs include:
 - Priorities for New Voucher Awards and Funding Opportunities
 - Temporary Waivers
 - Self-Sufficiency Programs and Incentives



CARES Act Temporary Waivers and Flexibilities

- Extension of Voucher Term Limits
- May increase the payment standard any time during the term of the HAP contract
- Additional Voucher Extensions

Waivers are temporary and subject to termination dates

- Visit www.sdhcd.org for current waiver policy updates

VOUCHER PRIORITIES



Incremental Vouchers-awarded

- HACSD received 78 new vouchers and must decide how these will best meet the needs of the community.
- Priorities- Should these be unrestricted or should HACSD designate preference for a vulnerable population?

Stability Vouchers-requested opportunity to apply

- HACSD has submitted an interest letter to HUD for an opportunity to apply for special purpose vouchers that will address homelessness.
- Priorities- Based on coordination with the Regional Taskforce on Homelessness



- Addressing Housing Needs
 - Maximizing voucher utilization

- Deconcentrating Poverty
 - Helping families find units in areas of higher economic opportunities (payment standards, landlord outreach, maps)

ADDITIONAL COMMENTS



- HOUSING AUTHORITY STRATEGIES AND PRIORITIES
- DISCRETIONARY POLICIES



PUBLIC HOUSING REPOSITIONING





THE PUBLIC HOUSING PROGRAM

- HACSD owns and operates 121 public housing units at four sites located in the City of Chula Vista
 - Town Centre Manor: 59 units
 - Melrose Manor: 24 units
 - Dorothy Street Manor: 22 units
 - L Street Manor: 16 Units



NEED FOR REPOSITIONING

- Current funding does not fully support Public Housing operations and maintenance needs
- Operational costs for Public Housing have increased in each of the past 5 years
- Increased operational costs decreases available funding for long term building improvements
- Repositioning to HUD Project Based Vouchers (PBV) offer a way to increase revenue and preserve affordable housing units



REPOSITIONING SUMMARY

- Conversion anticipated by Summer 2023
- Conversion is still in early stages
- Several meetings with Public Housing residents to go over tenant rights, changes, and answer questions
- Rent should not increase; still income based
- Increased revenues will help fund necessary building improvements for long term affordable housing use



FAMILY SELF-SUFFICIENCY PROGRAM (FSS)





WHAT IS THE FSS PROGRAM?

The FSS program is a program designed to assist Housing Choice Voucher (HCV) program residents with achieving their goals of self-sufficiency. This is done through obtaining and providing supportive services, resident empowerment activities, and assistance in becoming economically self-sufficient.





REFERRALS:

- Childcare
- One-on-one financial counseling
- Scholarships
- Resume/job search skills including job leads
- Educational opportunities
- Career counseling
- Computer classes
- And much more...



HOW DO I GET STARTED?

- Lease up
- Sign your name on the interest list
- You set your own career and/or educational goals with the help of the FSS team.
- Then, sign a contract and agree to complete those goals within 5 years after the first income recertification (interim or annual).
- The FSS team provides referrals/services, case management, and encouragement.



BENEFITS

- FSS helps you get the training and education you need to increase your earnings and become self-sufficient.
- FSS provides scholarships to a two-year, four-year colleges, vocational training or GED.
- Escrow account.



FSS SCHOLARSHIPS

Every year the FSS team awards scholarships to FSS participants and their family members.

- Usually, one in the Fall and one in the Spring.

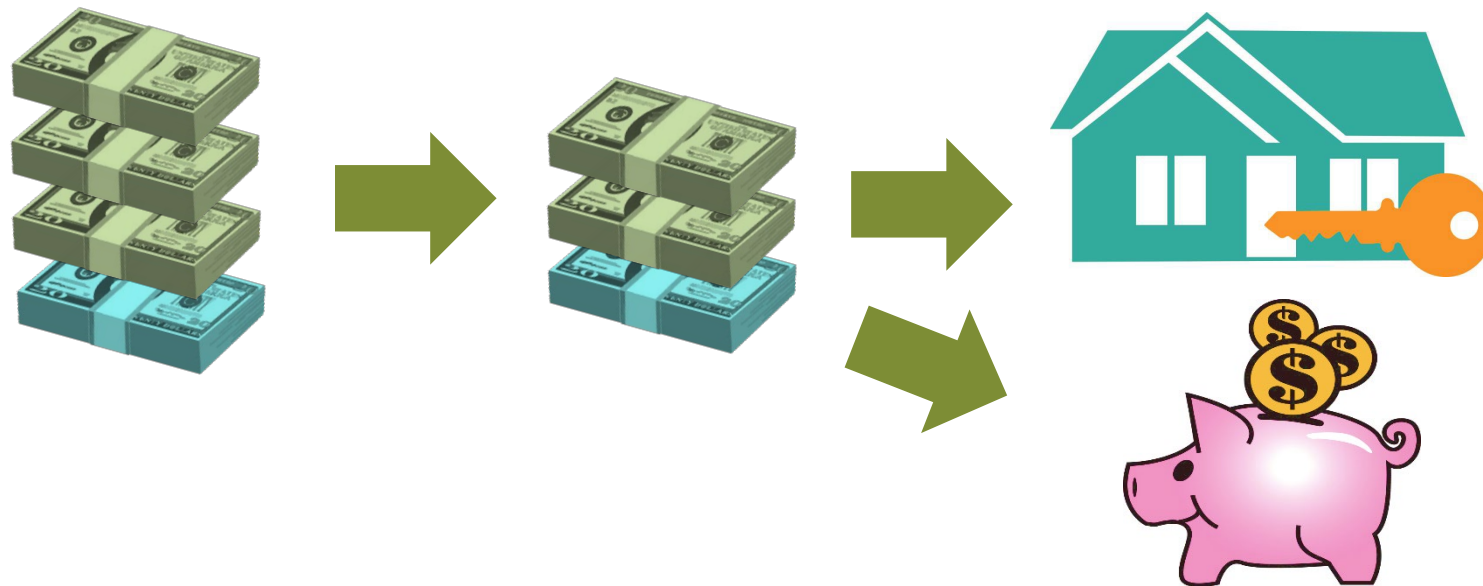


WHAT IS THE ESCROW ACCOUNT?

- The escrow account is similar to a savings account but is through the Section 8 HCV program.
- Money is saved into the account each month as a result of an increase in earned income.
- When you start working or obtain a job with higher pay, your rent will go up.
- The difference is usually saved into your escrow savings account monthly until the end of your contract.



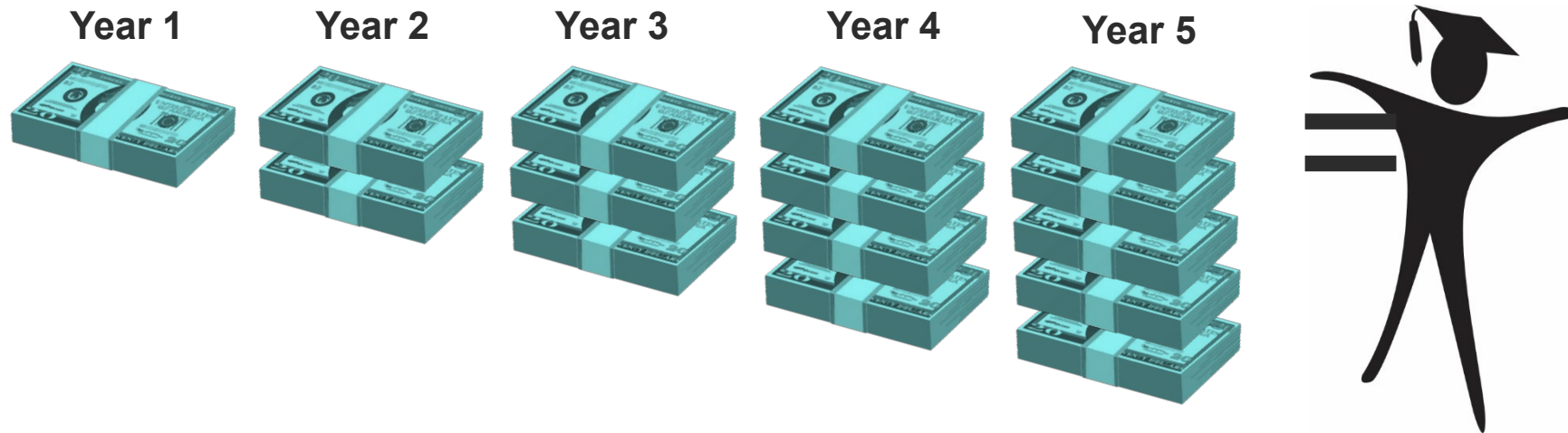
HOW THE ESCROW ACCOUNT WORKS:



FSS PROGRAM



You are eligible to receive the savings in your escrow account after you complete all of your goals.





WHAT DO I HAVE TO DO TO RECEIVE THE FUNDS IN MY ESCROW ACCOUNT?

Main goals:

- Must complete the goals in your FSS contract
- Seek and maintain suitable employment
- No longer receive any type of publically funded cash assistance at the time of graduation.
- This includes:
 - TANF
 - CalWORKs
 - General Relief

FSS PROGRAM



FSS TEAM

- **Skyler Moore**, FSS Coordinator
(858) 694-8720
- **Nicole Knight**, FSS Specialist
(858) 694-4897



R.O.S.S.

RESIDENT OPPORTUNITIES AND SELF SUFFICIENCY

COUNTY OF SAN DIEGO



HHSA

HEALTH AND HUMAN SERVICES AGENCY



LIVE WELL
SAN DIEGO



WHAT IS THE ROSS PROGRAM?

The Resident Opportunity and Self Sufficiency program is designed for public housing residents, to assist them with achieving their goals of sufficiency.

This is done through obtaining and providing supportive services, resident empowerment activities, and assistance in becoming economically self-sufficient.



REFERRALS:

- Childcare
- One-on-one financial counseling
- Resume/job search skills including job leads
- Educational opportunities
- Career counseling
- Computer classes
- And much more...



HOW DO I GET STARTED?

- The interest party must be a Public Housing Resident at one of the four public housing sites in Chula Vista
- Sign your name to the ROSS interest list/contact our ROSS email inbox at hcdsross.hhsa@sdcounty.ca.gov
- You set your own career and/or educational goals
- The ROSS team provides referrals/services, case management, and encouragement.



BENEFITS

- ROSS helps you get the training and education you need to increase your earnings and become self-sufficient.

ROSS PROGRAM



ROSS TEAM

Skyler Moore, ROSS Coordinator

(858) 694-8720

Nadine Cornejo Choy, ROSS Specialist

(858) 694-4825

COMMENTS



- COMMENTS
- QUESTIONS
- FEEDBACK
- ADJOURN

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 comments and Board business only
- Advisory Board webpage [RAB \(sandiegocounty.gov\)](http://RAB.sandiegocounty.gov)