



RESIDENT ADVISORY BOARD (RAB)

February 8, 2023





Meeting Reminders

- HYBRID- In person meeting with virtual listening options
- TEAMS features
 - Default audio is mute
 - Raise Hand Feature
 - Chat Box
- Meeting Format
 - Formalized Board Procedures
 - Comment Process
- Board Actions
 - Roll Call- attendance and official RAB business voting



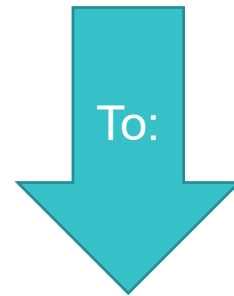
- **WELCOME**
- **RAB Overview**
- **Call to Order**
- **Approval of 11-2022 Minutes**
- **Chair nominations**
- **Agency Plan Presentation**
 - **Agency Plan**
 - **Administrative Plan**
 - **Admissions and Continued Occupancy Policies (ACOP)**
 - **Capital Fund**
- **RAB Comments on Plan- Voting Item**
- **Public Comments and Questions**
- **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



2023 Open Recruitment



LIVE WELL
SAN DIEGO

- Applications are being accepted for open seats beginning with FY 2023
- Three-year term
- Must be available to attend meetings 3-4 times per year

Call to Order

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- Currently Serving a three-year term:
 - Darlene Simpson- Co-Chair
 - Angela Acosta
 - Stacie Rodriguez
 - Robert Jacobs
 - Marnyce McKell

 - Participate with the RAB by submitting comments



MEETING PLATFORM



IN PERSON

- Appointed Board meets onsite at Housing and Community Development Services
- Visitors have the option of coming in person or attending virtually

AGENCY PLAN



THREE PARTS

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

5-YEAR PLAN-GOALS PROGRESS



MAINTAIN AND EXPAND AFFORDABLE HOUSING OPPORTUNITIES FOR THOSE IN NEED

OBJECTIVES

VOUCHERS	Apply for any additional rental assistance vouchers and funding that HACSD is eligible to receive
INCENTIVES	Provide security deposit assistance to 400 households below 30% of AMI
LANDLORDS	Conduct landlord meetings and host at least 500 landlords

5-YEAR PLAN-GOALS PROGRESS



PROMOTE SELF-SUFFICIENCY FOR FAMILIES

OBJECTIVES

ENGAGE	Increase Family Self-Sufficiency (FSS) program participants by 20% and graduates by 10%
EDUCATE	Conduct fair housing testing to educate and promote equal opportunity
SERVE	Increase resources and services to vulnerable populations

5-YEAR PLAN-GOALS PROGRESS



MAINTAIN EXCELLENT CUSTOMER SATISFACTION

OBJECTIVES

SEMAP	Achieve and maintain High Performer SEMAP score
PHAS	Maintain designation as PHAS High Performer
CUSTOMERS	Maintain high satisfaction rating of 4 or above from customers served by HACSD

5-YEAR PLAN-GOALS



BUILD RESILIENT INFRASTRUCTURE TO PROMOTE AND FOSTER INNOVATION

OBJECTIVES

SYSTEMS

Enhance case management system

TOOLS

Enhance self-service and technology tools for staff and customers

PUBLIC HOUSING

Address physical needs in the public housing portfolio

NEW ACTIVITIES



PROJECT-BASED VOUCHER DEVELOPMENTS

- New Conditional Awards

HOUSING OPPORTUNITY THROUGH MODERNIZATION ACT (HOTMA)

- Update policies relating to changes in regulations relating to income and assets

CASE MANAGEMENT SYSTEM

- Transition to a new case management system

STREAMLINED VOLUNTARY CONVERSION OF PUBLIC HOUSING

- Planned: Town Centre Rehabilitation Project

HOUSING CHOICE VOUCHER (HCV)



ADMINISTRATIVE PLAN

- Establishes local policies for administration of the HCV program in accordance with HUD requirements

- HACSD Proposed Discretionary Policy Changes
 - Clarifying language additions
 - Significant changes

ADMINISTRATIVE PLAN SIGNIFICANT CHANGES



- Consideration of Circumstances
- Residency Waitlist Preference (Live/work)
- Working Families Waitlist Preference (20 hpw)
- Special Programs

UPDATES TO FY 2022-23 PLAN



- New Voucher Priorities
- FSHO provisions for FUP youth
- Temporary Absences
- FSS Action Plan

ACOP- PUBLIC HOUSING



ADMISSION AND CONTINUED OCCUPANCY PLAN

- Significant Changes
 - Flat and Maximum Rents
 - Consideration of Circumstances
 - Waitlist Preferences updates
 - Residency Preference (Live-Work)
 - Working Family Preference

PUBLIC HOUSING CAPITAL FUND



2022	Administration	Administration	\$36,033.00
2022	L Street- Ventilation	Replace and Install 31 Ceiling exhaust fans	\$51,300.00
2022	L Street Water Distribution	2nd Floor Replace and Install 16 Gas fired water heater	\$166,500.00
2022	Operations	Operations	\$106,499.00
2023	Administration	Administration	\$36,033.00
2023	Melrose Manor- Domestic Water Distribution	Replace/Install new Gas Fired water heater for all units (24)	\$249,600.00
2023	Operations	Operations	\$74,699.00

PUBLIC HOUSING CAPITAL FUND CONT.



2024	Administration	Administration	\$36,033.00
2024	Dorothy Street- Sheet Vinyl and Carpet Replacement	1st Floor Sheet vinyl and carpet is approaching the end of useful life. Remove the existing sheet vinyl and replace it in kind. Remove existing carpeting and replace it with new 40 oz. nylon carpet.	\$217,400.00
2024	Operations	Operations	\$106,899.00
2025	Administration	Administration	\$36,033.00
2025	Dorothy Street - Exterior Doors and Grilles-	The 16 existing 1st floor exterior doors is approaching the end of its useful life. Replace the associated hardware in kind.	\$57,000.00

PUBLIC HOUSING CAPITAL FUND CONT.



2025	Operations	Operations	\$95,999.00
2025	Towncentre-Facility Power Generation-	Replace the existing 150kW Diesel engine (including battery, charger, muffler, day tank) with an appropriately sized new generator.	\$171,300.00
2026	Administration	Administration	\$36,033.00
2026	Dorothy Street- Domestic Water Distribution	All Water Heaters Needs Replacing	\$249,900.00
2026	Operations	Operations	\$74,399.00

AGENCY PLAN SCHEDULE



February 8, 2023
Resident Advisory Board Meets for Comment

February 17, 2023
Agency Plan is posted for 45-day public comment period

April 5, 2023
Board of Commissioners Hearing- End public comment period

April 14, 2023
Agency Plan submitted to HUD

July 1, 2023
Final Plan posted on Website

COMMENTS



- COMMENTS ON AGENCY ANNUAL PLAN
- ADVISORY BOARD COMMENT ROLL CALL
- CHAIR COMMENT SUBMISSION

COMMENTS



- COMMENTS
- QUESTIONS
- FEEDBACK
- ADJOURN
- Next Meeting- Tentatively June 13, 2023

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