



RESIDENT ADVISORY BOARD (RAB)

May 31, 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 2-2023 Minutes**
- **Presentation- Fiscal Year Budget Overview**
- **Informational Updates - HOTMA**
 - **HCV Policy Changes coming 2024**
 - **Public Housing Updates**
- **RAB Comments on Budget- 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



- Applications are being accepted for open seats beginning with FY 2023
 - Current appointed seats serving a three-year CY term that expires 12/2023
 - New and Reappointments will follow a FY term
- 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



HOUSING AUTHORITY OF THE COUNTY OF SAN DIEGO

Fiscal Year 2023-2024

Recommended Budget Presentations



COUNTY OF SAN DIEGO

OPERATIONS



**23,000
INDIVIDUALS**

Provided housing assistance per month

**5 PUBLIC
HOUSING
SITES**

Owned and operated by providing safe and affordable housing opportunities

**\$15M
MONTHLY**

Invested into the local rental market via Housing Choice Voucher program

PROGRAMS



Housing Choice Voucher (Section 8)

Veterans Affairs Supportive Housing (VASH) – Homeless Veterans

Project-Based Vouchers (PBV) – Low-income Household

Family Unification Program (FUP) – Child Welfare Services(CWS) Families and Youth

Mainstream – Non-elderly Disabled

Emergency Housing Voucher (EHV) – Persons Experiencing Homelessness

Moderate Rehabilitation – Low-income household

Housing Opportunities for Persons With AIDS (HOPWA)

HOME Emancipated Foster Youth

HOME Substance Abuse Treatment (Family reunification)

Bringing Families Home – CWS Families

Local Rental Subsidy Program (LRSP) – Persons Experiencing Homelessness



Villa de Vida in Poway (53 units)

Project-Based Voucher Development

Serves adults with intellectual and developmental disabilities and other special needs

HOUSEHOLD PROFILE



23,000 Individuals Served



70% Elderly/Disabled Households



7% Veterans



12% Single Parent Households



36% Working Families



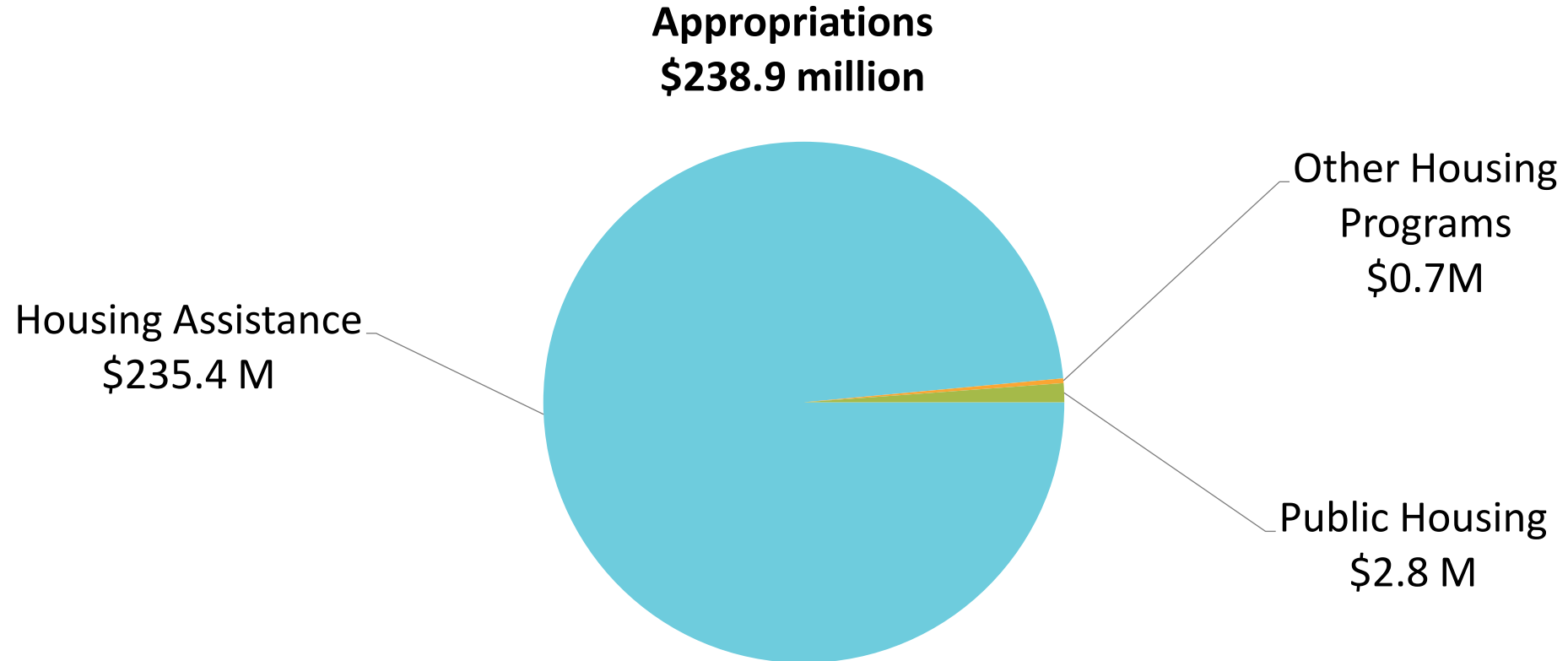
32% of Households Contain Children



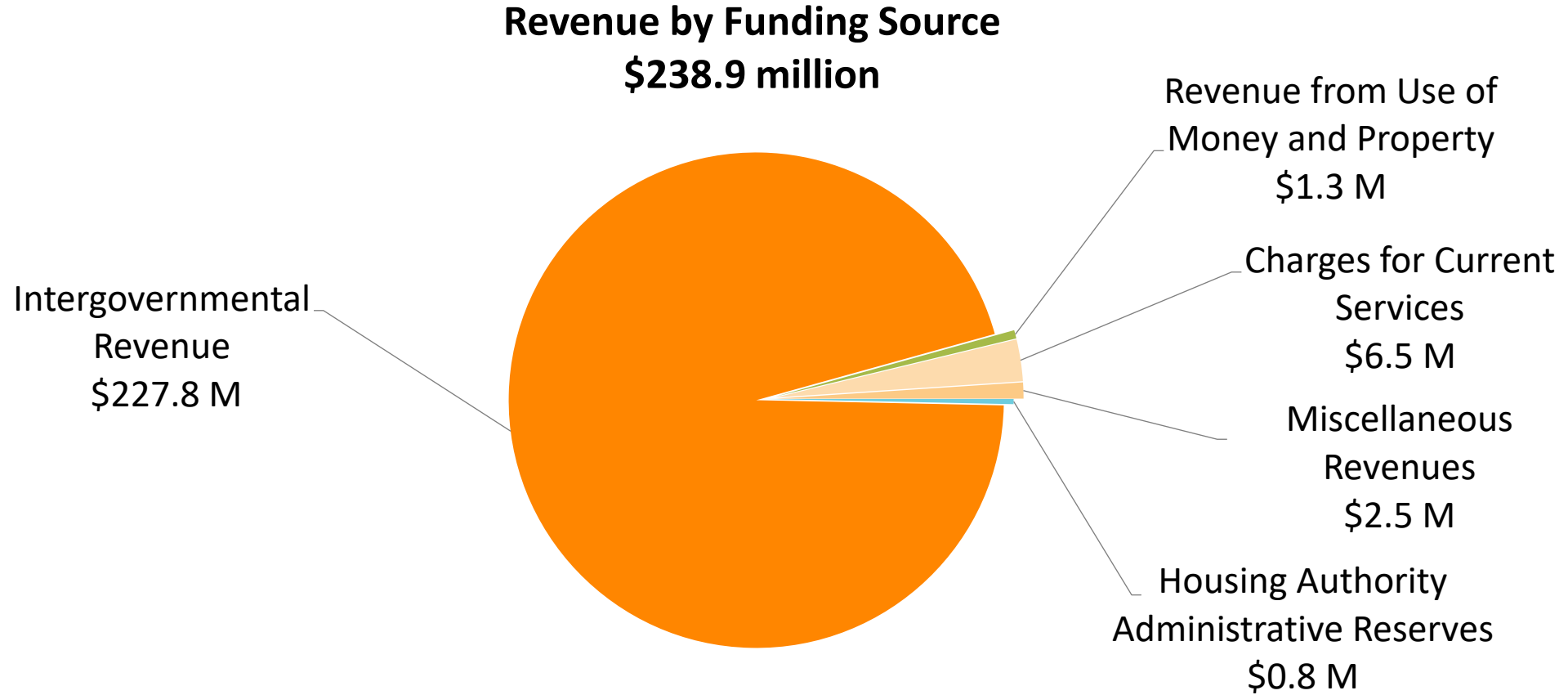
10% Previously Homeless

Percentages shown on this slide may be duplicative

RECOMMENDED BUDGET - EXPENDITURES



RECOMMENDED BUDGET - REVENUES



RECOMMENDED BUDGET



Program Area	FY 2022-23 Adopted Budget	FY 2023-24 Recommended Budget	Change from Adopted to Recommended
Housing Assistance	\$200.7 M	\$235.4 M	\$34.7 M
Other Housing Programs	\$0.7 M	\$0.7 M	\$0.0 M
Public Housing	\$2.5 M	\$2.8 M	\$0.3 M
Total Budget	\$203.9 M	\$238.9 M	\$35.0 M

HOUSING AUTHORITY OF THE COUNTY OF SAN DIEGO

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COUNTY OF SAN DIEGO

COMMENTS



- COMMENTS
- ADVISORY BOARD COMMENT ROLL CALL
- CHAIR COMMENT SUBMISSION

NEW FEDERAL RULES- HOTMA



LIVE WELL
SAN DIEGO

Housing Opportunity Through Modernization Act of 2016

What is HOTMA?



When is HOTMA?

Streamlining Rule delivering benefits to tenants and reduces administrative burdens for PHAs

These sections are now cleared for implementation either this year for PH or January 2024 for HCV

Section 102 Changes requirements related to income reviews for public housing and HCV

Section 103 modifies the continued occupancy standards of public housing residents whose income has grown above the over-income limit

Section 104 established an asset limit

SECTION 102: INCOME REVISIONS



REVISED THE DEFINITIONS OF FAMILY INCOME

Regulatory Changes

- Earned Income
- Annual Income
- Annual Income Exclusions
- Annual Income Calculations
- Adjusted Income
 - Mandatory Deductions
 - Additional Deductions
- Income Reexams
- EIV System

Some ways the change affects you

- Earned Income Disregard Phase Out
- Increase in Standard Deduction for Elderly/Disabled Households
- Increase in medical expense threshold
- Fewer income related interims
- Consent forms signed once
- Higher threshold for imputing asset income

SECTION 104 – ASSET LIMITS



\$100,000 Asset Limit for Eligibility and Continued Assistance

Included

Real property suitable for occupancy

Excluded

Retirement and Educational Savings Accounts

Self Certification of Assets under \$50,000



SECTION 103 INCOME LIMIT



PUBLIC HOUSING INCOME LIMIT

Mandatory Requirements

Time Period	24 Consecutive Months
Noticing	Written notice within 30 days of income reexam
Effective Date	No later than 6 months from noticing date

Discretionary Policy Options

Effective date of termination from time of noticing

No later than 6 months from noticing date

As early as 30 days from noticing date

COMMENTS



- COMMENTS
- QUESTIONS
- FEEDBACK
- ADJOURN
- Next Meeting Anticipated for September 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