

March 13, 2024

STATEMENT OF PROCEEDINGS

The Minutes of the

***HOUSING AUTHORITY
REGULAR MEETING***

COUNTY OF SAN DIEGO

STATEMENT OF PROCEEDINGS
COUNTY OF SAN DIEGO HOUSING AUTHORITY
REGULAR MEETING
WEDNESDAY, MARCH 13, 2024, 9:00 AM
COUNTY ADMINISTRATION CENTER, ROOM 310
1600 PACIFIC HIGHWAY
SAN DIEGO, CA 92101

A. **REGULAR SESSION:** Meeting was called to order at 11:49 a.m.

PRESENT: Commissioners Nora Vargas, Chair; Terra Lawson-Remer, Vice-Chair; Monica Montgomery Steppe; Jim Desmond; Bianca Berry; Nilsa Higgins; also, Ryan Sharp, Assistant Clerk of the Board of Commissioners.

ABSENT: Commissioner Joel Anderson

B. **Statement (just cause) and/or Consideration of a Request to Participate Remotely (emergency circumstances) by a Commissioner, if applicable.**

C. **Non-Agenda Public Communication: Opportunity for members of the public to speak to the Board on any subject matter within the Board's jurisdiction but not an item on today's agenda.**

NOTICE: THE BOARD OF SUPERVISORS MAY TAKE ANY ACTION WITH RESPECT TO THE ITEMS INCLUDED ON THIS AGENDA. RECOMMENDATIONS MADE BY COUNTY STAFF DO NOT LIMIT ACTIONS THAT THE BOARD OF SUPERVISORS MAY TAKE. MEMBERS OF THE PUBLIC SHOULD NOT RELY UPON THE RECOMMENDATIONS IN THE BOARD LETTER AS DETERMINATIVE OF THE ACTION THE BOARD OF SUPERVISORS MAY TAKE ON A PARTICULAR MATTER.

Agenda Items

Agenda #	Subject
1.	NOTICED PUBLIC HEARING: ADOPT A RESOLUTION OF THE HOUSING AUTHORITY OF THE COUNTY OF SAN DIEGO (COUNTY HOUSING AUTHORITY) BOARD OF COMMISSIONERS APPROVING THE PUBLIC HOUSING AGENCY ANNUAL AGENCY PLAN AND SUPPORTING POLICY DOCUMENTS; AUTHORIZE THE SUBMITTAL OF THE PLANS AND RESOLUTION TO THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; AUTHORIZE THE EXECUTIVE DIRECTOR OF THE COUNTY HOUSING AUTHORITY TO EXECUTE ALL PUBLIC HOUSING AGENCY CERTIFICATIONS; FIND THAT THESE ARE NOT PROJECTS DEFINED IN THE STATE CEQA GUIDELINES SECTION 15378; APPROVE THE PUBLIC HOUSING CAPITAL FUND FIVE-YEAR ACTION PLAN; AUTHORIZE APPLICATIONS FOR ADDITIONAL PROGRAM FUNDING AND CREATION OF NEW OR EXPANSION OF EXISTING PARTNERSHIPS

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1. **SUBJECT: NOTICED PUBLIC HEARING:
ADOPT A RESOLUTION OF THE HOUSING AUTHORITY OF THE
COUNTY OF SAN DIEGO (COUNTY HOUSING AUTHORITY)
BOARD OF COMMISSIONERS APPROVING THE PUBLIC HOUSING
AGENCY ANNUAL AGENCY PLAN AND SUPPORTING POLICY
DOCUMENTS; AUTHORIZE THE SUBMITTAL OF THE PLANS AND
RESOLUTION TO THE UNITED STATES DEPARTMENT OF
HOUSING AND URBAN DEVELOPMENT; AUTHORIZE THE
EXECUTIVE DIRECTOR OF THE COUNTY HOUSING AUTHORITY
TO EXECUTE ALL PUBLIC HOUSING AGENCY CERTIFICATIONS;
FIND THAT THESE ARE NOT PROJECTS DEFINED IN THE STATE
CEQA GUIDELINES SECTION 15378; APPROVE THE PUBLIC
HOUSING CAPITAL FUND FIVE-YEAR ACTION PLAN;
AUTHORIZE APPLICATIONS FOR ADDITIONAL PROGRAM
FUNDING AND CREATION OF NEW OR EXPANSION OF EXISTING
PARTNERSHIPS (DISTRICTS: ALL)**

OVERVIEW

The United States Department of Housing and Urban Development (HUD) requires housing authorities to prepare a Public Housing Agency (PHA) Plan as a comprehensive guide to a housing authority's policies, programs, operations, and strategies for meeting local housing needs and goals. The PHA Plan consists of a Five-Year Agency Plan and an Annual Agency Plan. The Five-Year Agency Plan was approved on April 7, 2020 (HA01) and is effective through Fiscal Year (FY) 2024-2025. Today's item focuses on the Annual Agency Plan.

The Annual Agency Plan is required to be submitted to HUD every year. The Annual Agency Plan includes two main components - the Housing Choice Voucher Program Administrative Plan and the Public Housing Admissions and Continued Occupancy Policy. Together, these components establish the local rules and policies for the administration of the Housing Choice Voucher ("Section 8") and the Public Housing Programs.

The Housing Authority of the County of San Diego (County Housing Authority) draft Fiscal Year 2024-2025 Annual Agency Plan was released for public review and comment, as required by HUD, on January 26, 2024. Today's actions will adopt a Resolution to approve the Fiscal Year 2024-25 Annual Agency Plan and will authorize the Executive Director of the Housing Authority and the Board Chair to execute all required certifications and submit these documents to HUD. In addition, today's action requests the Board approve the Public Housing Capital Fund Program Five-Year Action Plan for 2024-2028.

Today's actions support the County of San Diego (County) vision of a just, sustainable, and resilient future for all, specifically those communities and populations in San Diego County that have been historically left behind, as well as our ongoing commitment to the regional *Live Well San Diego* vision of healthy, safe, and thriving communities. In addition, this item supports the County Framework for Ending Homelessness as the programs administered according to the PHA Plan provide affordable housing opportunities for approximately 11,000 low-income households in the County Housing Authority jurisdiction.

RECOMMENDATION(S)

EXECUTIVE DIRECTOR/HEALTH AND HUMAN SERVICES AGENCY DIRECTOR

1. Find, in accordance with Section 15060(c)(3) of the California Environmental Quality Act (CEQA) Guidelines that the adoption of a Resolution to approve the Housing Authority of the County of San Diego (County Housing Authority) Fiscal Year 2024-2025 Annual Agency Plan, and to authorize the Executive Director of the Housing Authority, or designee, to execute all required certifications for submittal to the United States Department of Housing and Urban Development are administrative in nature, and; therefore, are not projects as defined in the state CEQA Guidelines Section 15378.
2. Hold this public hearing to receive public comment on the County Housing Authority's Fiscal Year 2024-2025 Annual Agency Plan.
3. Adopt a resolution entitled: A RESOLUTION OF THE HOUSING AUTHORITY OF THE COUNTY OF SAN DIEGO BOARD OF COMMISSIONERS APPROVING THE PUBLIC HOUSING AGENCY ANNUAL AGENCY PLAN AND SUPPORTING POLICY DOCUMENTS.
4. Authorize the Executive Director of the County Housing Authority, or designee, and the Board Chair to execute all Public Housing Agency certifications and submit the certifications to the United States Department of Housing and Urban Development.
5. Authorize the submittal of the Public Housing Agency Annual Agency Plan for Fiscal Year 2024-2025 and a copy of the Resolution to the United States Department of Housing and Urban Development by the Executive Director of the County Housing Authority, or designee.
6. Approve the Public Housing Capital Fund Five-Year Action Plan for 2024-2028.
7. Authorize the County Housing Authority to apply for new funding or voucher opportunities as they become available and create new or expand existing partnerships towards the goal of expanding affordable housing opportunities for those in need.

EQUITY IMPACT STATEMENT

The Housing Authority of the County of San Diego (County Housing Authority) administers various rental assistance programs funded by the United States Department of Housing and Urban Development (HUD) intended to assist very low-income households to afford decent, safe, and sanitary housing in the private market. As mandated by federal regulations, at least 75% of applicants must qualify as an extremely low-income family earning 30% of the area median income or less (currently \$33,100 for a two-person household and/or \$41,350 for a four-person household) and the remaining applicants must not exceed the low-income threshold of 50% of the area median income or less (currently \$55,150 for a two-person household and/or \$68,900 for a four-person household).

The County Housing Authority has established local preferences for waiting list applicants to ensure the most vulnerable populations receive priority for assistance. To ensure equitable access for communities who have historically suffered from inequalities and inequities, the County Housing Authority gives priority to applicants who have one or more of the following members in the household: working applicant, elderly person, disabled person, dependent children, homeless applicant, veteran, or surviving spouse of veteran. As of November 2023, the participant households' distribution includes (total does not equal 100% due to overlapping categories):

- 7% veterans
- 43% elderly and/or disabled single tenants
- 12% single parents with children in the household
- 31% have children in the household
- 66% have a head of household or spouse who is either elderly and/or disabled

The County Housing Authority provides rental assistance to a diverse population. As of November 2023, the demographic distribution of program participants includes (total does not equal 100% due to overlapping categories):

- 32% Hispanic or Latino
- 3% Asian
- 79% White
- 1% Native Hawaiian/Other Pacific Islander
- 16% Black/African American
- 1% American Indian/Alaska Native

The County Housing Authority is committed to deconcentrating poverty by advancing equitable access and opportunity for assisted households to live in safe and affordable housing. Rental assistance voucher holders can choose housing in areas that best fit their individual household needs. To expand housing opportunities for voucher holders outside areas of poverty concentration, the County Housing Authority provides higher payment standards in neighborhoods with greater opportunity.

The County Housing Authority incorporates the “voice of the customer” in policy and budget development through consultation with the Housing Authority Resident Advisory Board and the inclusion of tenant commissioners on the Housing Authority Board of Commissioners. Resident Advisory Board meetings are held throughout the year and facilitate discussion regarding housing needs within the community. Including the tenant commissioners in the process also brings a lived experience lens to the governing body of the County Housing Authority when approving program activities such as the Public Housing Agency Plan, the annual budget requests for funding, changes in program administration, and implementation of housing programs. The County Housing Authority is committed to transparency and open government and broadly distributes the Public Housing Agency Plan to stakeholders for public review and comment prior to adoption by the County Housing Authority’s Board of Commissioners.

SUSTAINABILITY IMPACT STATEMENT

Today's actions support the County of San Diego Sustainability Goal #1 to engage the community and Sustainability Goal #2, to provide just and equitable access. This is accomplished by engaging the public and assisted tenants in the policy planning process and creating intentional collaborative community engagement opportunities to remove barriers from low-income families seeking to live in areas of greater economic opportunity.

FISCAL IMPACT

There is no fiscal impact associated with the recommendations. There will be no change in net General Fund costs and no additional staff years.

BUSINESS IMPACT STATEMENT

Today's actions will have a positive impact on the business community, as rental payments made through the Housing Choice Voucher Program are made to private landlords within the jurisdiction of the Housing Authority of the County of San Diego.

ACTION:

ON MOTION of Commissioner Higgins, seconded by Commissioner Berry, the Board of Commissioners of the San Diego County Housing Authority took action as recommended, and adopted Resolution No. 24-019, entitled: A RESOLUTION OF THE HOUSING AUTHORITY OF THE COUNTY OF SAN DIEGO BOARD OF COMMISSIONERS APPROVING THE PUBLIC HOUSING AGENCY ANNUAL AGENCY PLAN AND SUPPORTING POLICY DOCUMENTS.

AYES: Vargas, Lawson-Remer, Montgomery Steppe, Desmond, Berry, Higgins

ABSENT: Anderson

There being no further business, the Board of Commissioners of the San Diego County Housing Authority adjourned at 3:36 p.m.

ANDREW POTTER
Clerk of the Board of Commissioners
of Housing Authority

Notes By: Valdivia


NOTE: This Statement of Proceedings sets forth all actions taken by the County of San Diego Board of Commissioners of the Housing Authority on the matters stated, but not necessarily the chronological sequence in which the matters were taken up.

Approved by the Board of Commissioners, on Wednesday, June 5, 2024.



NORA VARGAS
Chair

Attest:



ANDREW POTTER
Clerk of the Board