

STATEMENT OF PROCEEDINGS
COUNTY OF SAN DIEGO HOUSING AUTHORITY
REGULAR MEETING
MEETING AGENDA
WEDNESDAY, APRIL 6, 2022, 9:00 AM
COUNTY ADMINISTRATION CENTER, ROOM 310
1600 PACIFIC HIGHWAY
SAN DIEGO, CA 92101

A. REGULAR SESSION: Meeting was called to order at 9:02 a.m.

PRESENT: Commissioners Nathan Fletcher, Chair; Joel Anderson; Terra Lawson-Remer; Jim Desmond; Francisco Peñalosa; Wilma Bonds; also, Ryan Sharp, Assistant Clerk of the Board of Commissioners.

ABSENT: Commissioner Nora Vargas, Vice-Chair

B. 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 (HACSD) 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 U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; AUTHORIZE THE EXECUTIVE DIRECTOR OF THE HACSD TO EXECUTE ALL PUBLIC HOUSING AGENCY CERTIFICATIONS; FIND THAT THESE ARE NOT PROJECTS DEFINED IN THE STATE CEQA GUIDELINES SECTION 15378; AND APPROVAL OF THE PUBLIC HOUSING 5-YEAR CAPITAL FUND PROGRAM PLAN

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1. **SUBJECT: NOTICED PUBLIC HEARING: ADOPT A RESOLUTION OF THE HOUSING AUTHORITY OF THE COUNTY OF SAN DIEGO (HACSD) 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 U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; AUTHORIZE THE EXECUTIVE DIRECTOR OF THE HACSD TO EXECUTE ALL PUBLIC HOUSING AGENCY CERTIFICATIONS; FIND THAT THESE ARE NOT PROJECTS DEFINED IN THE STATE CEQA GUIDELINES SECTION 15378; AND APPROVAL OF THE PUBLIC HOUSING 5-YEAR CAPITAL FUND PROGRAM PLAN (DISTRICTS: ALL)**

OVERVIEW

The U.S. 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 until June 30, 2024. 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's (HACSD) draft Fiscal Year (FY) 2022-2023 Annual Agency Plan was released for public review and comment on February 18, 2022. Today's actions will adopt a Resolution to approve the FY 2022-2023 Annual Agency Plan and will authorize the Executive Director of the HACSD and the Board Chair to execute all required certifications and submit these documents to HUD. Additionally, a requested action is to approve the Public Housing Capital Fund Program 5-Year Action Plan for 2022-2026. This item supports the County of San Diego's (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's Framework for Ending Homelessness by administering programs according to the PHA Plan which currently provides affordable housing opportunities for approximately 11,000 low-income households in the HACSD 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 (HACSD) Fiscal Year 2022-2023 Annual Agency Plan, and to authorize the Executive Director of the HACSD to execute all required certifications for submittal to the U.S. Housing and Urban Development (HUD) 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 HACSD Fiscal Year 2022-2023 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 Housing Authority of the County of San Diego and the Board Chair to execute all Public Housing Agency certifications and submit the certifications to U.S. Department of Housing and Urban Development.
5. Authorize the submittal of the Public Housing Agency Annual Agency Plan for Fiscal Year 2022-2023 and a copy of the Resolution to the U.S. Department of Housing and Urban Development by the Executive Director of the Housing Authority of the County of San Diego.
6. Approve the Public Housing Capital Fund Program 5-Year Action Plan for 2022-2026.

EQUITY IMPACT STATEMENT

The Housing Authority of the County of San Diego (HACSD) administers various rental assistance programs funded by the U.S. Department of Housing and Urban Development (HUD) intended to assist very low-income families, the elderly, homeless veterans, and the disabled to afford decent, safe, and sanitary housing in the private market. As mandated by federal regulations, 75% of new admissions to the program must qualify as an extremely low-income family earning 30% of area median income or less (\$29,100 for a family of two and/or \$36,350 for a family of four) and the other 25% of admissions must qualify as a low-income family earning 50% of area median income or less (\$48,500 for a family of two and/or \$60,600 for a family of four). The HACSD has established local preferences for waiting list applicants to ensure the most vulnerable populations receive priority for assistance. Highest-priority applicants are those who live or work in the HACSD jurisdiction and are one or more of the following: working families, elderly, disabled, families with dependent children, homeless families, veterans or surviving spouses of veterans.

As of December 31, 2021, the leased participant distribution includes:

Household Profile

- 44% are Elderly and/or disabled single tenants
- 13% are Single Parents with Children in the households
- 40% of participants have children in the household
- 65% of households where head or spouse is either Elderly and or Disabled Family members
- 22% are Elderly
- 32% are Disabled
- 30% are under the age of 18

Rental assistance voucher holders have the opportunity to select housing in areas of their choosing that best fits their needs. In order to expand housing opportunities outside areas of minority or poverty concentration, HACSD provides higher payment standards in areas of low poverty concentration.

The Public Housing Agency Plan must be approved by HUD which allows housing authorities to receive capital funds, operating funds, and other grants for special purpose uses in public housing and Housing Choice Voucher (“Section 8”) program. HACSD is continuing its commitment to transparency and open government through presentations to the Resident Advisory Board and tenant commissioners. HACSD is committed to continue its efforts in providing rental assistance to households and advancing equitable access and opportunity for households served in these programs to live in a safe and affordable housing.

FISCAL IMPACT

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

BUSINESS IMPACT STATEMENT

If approved, these recommendations 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 Fletcher, seconded by Commissioner Anderson, the Board of Commissioners of the San Diego County Housing Authority closed the Hearing and took action as recommended, adopting Resolution no. 22-044, 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: Anderson, Lawson-Remer, Fletcher, Desmond, Peñalosa, Bonds

ABSENT: Vargas

There being no further business, the Board of Commissioners of the San Diego County Housing Authority adjourned at 2:13 p.m.

RYAN SHARP
Clerk of the Board of Commissioners
of Housing Authority

Notes By: Ruffier

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.