

April 11, 2023

STATEMENT OF PROCEEDINGS

The Minutes of the

**SAN DIEGO COUNTY
HOUSING AUTHORITY
SPECIAL MEETING**

COUNTY OF SAN DIEGO

STATEMENT OF PROCEEDINGS
COUNTY OF SAN DIEGO HOUSING AUTHORITY
SPECIAL MEETING
TUESDAY, APRIL 11, 2023, 8:15 AM
COUNTY ADMINISTRATION CENTER, ROOM 310
1600 PACIFIC HIGHWAY SAN DIEGO, CA 92101
TELECONFERENCE LOCATIONS: 325 S. MELROSE DRIVE., STE. 5200 VISTA, CA 92083
AND 475 W. BRADLEY AVE., EL CAJON, CA 92020

A. REGULAR SESSION – Special Meeting was called to order at 8:32 a.m.

PRESENT: Commissioners Nora Vargas, Chair; Terra Lawson-Remer, Vice-Chair; Joel Anderson; Jim Desmond; also, Andrew Potter, Clerk of the Board of Commissioners.

ABSENT: Commissioners Nathan Fletcher and Francisco Penalosa

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

C. Discussion Items

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 U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; AUTHORIZE THE EXECUTIVE DIRECTOR OF 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 5-YEAR CAPITAL FUND PROGRAM PLAN; AUTHORIZE APPLICATIONS FOR ADDITIONAL PROGRAM FUNDING AND CREATION OF NEW OR EXPANSION OF EXISTING PARTNERSHIPS; AND AUTHORIZE COUNTY HOUSING AUTHORITY TO EXPLORE THE FINANCIAL REPOSITIONING OF PUBLIC HOUSING

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 U.S. DEPARTMENT OF HOUSING AND
URBAN DEVELOPMENT; AUTHORIZE THE EXECUTIVE
DIRECTOR OF 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 5-YEAR
CAPITAL FUND PROGRAM PLAN; AUTHORIZE APPLICATIONS
FOR ADDITIONAL PROGRAM FUNDING AND CREATION OF NEW
OR EXPANSION OF EXISTING PARTNERSHIPS; AND AUTHORIZE
COUNTY HOUSING AUTHORITY TO EXPLORE THE FINANCIAL
REPOSITIONING OF PUBLIC HOUSING (DISTRICTS: ALL)**

OVERVIEW

On April 5, 2023 (HA01), the Board of Commissioners of the Housing Authority continued this item to April 11, 2023.

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 through Fiscal Year (FY) 2024-25. Today's items focus 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 (County Housing Authority) draft FY 2023-24 Annual Agency Plan was released for public review and comment on February 17, 2023. Today's actions will adopt a Resolution to approve the FY 2023-24 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. Additionally, a requested action is to approve the Public Housing Capital Fund Program 5-Year Action Plan for 2023-2027.

Expanding housing opportunities for families in need is a goal outlined in the Five-Year Agency Plan. A key strategy to accomplish this goal involves applying for new funding and/or vouchers. The County Housing Authority submits to HUD letters of interest and applications for new funding and/or vouchers in accordance with published Notices of Funding Opportunities, which

often require or encourage certain community partnerships. Today's actions will provide broad authority to the Executive Director of the Housing Authority or Designee to apply to HUD or other entities for funding and/or vouchers and to create new or expand existing partnerships as needed in order to expand housing opportunities for families in need. Additionally, today's actions also request authorization to financially reposition public housing units to voucher-based assistance in order to maximize revenues received from HUD, which is one of the activities proposed in the Annual Agency Plan.

Today's 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 County Housing Authority's 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 2023-2024 Annual Agency Plan, and to authorize the Executive Director of the Housing Authority to execute all required certifications for submittal to the U.S. Department of 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 County Housing Authority's Fiscal Year 2023-2024 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 HUD.
5. Authorize the submittal of the Public Housing Agency Annual Agency Plan for Fiscal Year 2023-2024 and a copy of the Resolution to HUD by the Executive Director of the County Housing Authority.
6. Approve the Public Housing Capital Fund Program 5-Year Action Plan for 2023-2027.
7. Authorize 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.

8. Authorize the County Housing Authority to explore financially repositioning the Public Housing Program through HUD available strategies.

EQUITY IMPACT STATEMENT

The Housing Authority of the County of San Diego (County Housing Authority) administers various rental assistance programs funded by the U.S. 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 (\$31,250 for a family of two and/or \$39,050 for a family of four in 2022) and the remaining applicants must not exceed the low-income threshold of 50% of the area median income or less (\$52,050 for a family of two and/or \$65,050 for a family of four).

The 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 February 2023, the participant distribution includes:

Household Overview*:

- 44% are elderly and/or disabled single tenants
- 12% are single parents with children in the household
- 40% have children in the household
- 66% have a head or spouse who is either elderly and/or disabled

*Total does not equal 100% due to overlapping categories.

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 select housing in areas of their choosing that best fits their needs. To expand housing opportunities for voucher holders outside areas of poverty concentration, the Housing Authority provides higher payments standards in neighborhoods with greater opportunity.

The County Housing Authority incorporates transparency and open government in development of policy and budget through presentations to the Resident Advisory Board and through the inclusion of tenant commissioners. The County Housing Authority's Public Housing Agency (PHA) Plan developed each year formalizes strategies for meeting local housing needs and goals. The PHA plan is distributed for public review and comment prior to adoption by the Housing Authority's Board of Commissioners. The County Housing Authority is continuing its commitment to transparency and open government through presentations to the Resident Advisory Board and tenant commissioners.

SUSTAINABILITY IMPACT STATEMENT

Today's actions contribute to the County of San Diego Sustainability Goal #1 of engaging the community and Goal # 2 of providing just and equitable access. Engaging the public and assisted tenants in the policy planning process creates intentional collaborative community engagement opportunities that strengthen healthy, safe and thriving communities. Resident Advisory Board meetings are held throughout the year and facilitate discussion regarding housing needs within the community. The inclusion of tenant commissioners 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. These programs serve to remove barriers from low-income families seeking to live in areas of greater economic opportunity, supporting Sustainability Goal # 4 by taking steps to protect the health and well-being of everyone in the region. Equitable access to housing reduces the demand on healthcare facilities and other services which may lessen the impact of energy consumption, emissions and operational costs

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

If approved, today's 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 Vargas, seconded by Commissioner Lawson-Remer, the Board of Commissioners of the San Diego County Housing Authority took action as recommended, adopting Resolution No. 23-036, 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, Anderson, Lawson-Remer, Desmond

ABSENT: Fletcher, Penalosa

The Board of Commissioners of the San Diego County Housing Authority adjourned the special meeting at 9:00 a.m.

ANDREW POTTER
Clerk of the Board of Commissioners
of Housing Authority

Discussion: Perez


NOTE: This Statement of Proceedings sets forth all actions taken by the San Diego County 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 14, 2023.



NORA VARGAS
Chair

Attest:



ANDREW POTTER
Clerk of the Board