

April 13, 2016

STATEMENT OF PROCEEDINGS

The Minutes of the

***HOUSING AUTHORITY
REGULAR MEETING***

COUNTY OF SAN DIEGO

STATEMENT OF PROCEEDINGS
SAN DIEGO COUNTY HOUSING AUTHORITY
REGULAR MEETING
MEETING AGENDA
WEDNESDAY, APRIL 13, 2016, 9:00 A.M.
BOARD OF SUPERVISORS NORTH CHAMBER
1600 PACIFIC HIGHWAY, ROOM 310, SAN DIEGO, CALIFORNIA

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

PRESENT: Commissioners Ron Roberts, Chairman; Dianne Jacob, Vice Chairwoman; Dave Roberts; Bill Horn; Sandra Marsh; Francisco Penalosa; also David Hall, Deputy Secretary.

ABSENT: Commissioner Greg Cox

Approval of the Statement of Proceedings/Minutes for the meeting of January 27, 2016.

ACTION:

ON MOTION of Commissioner Penalosa, seconded by Commissioner Marsh, the Board of Commissioners of the San Diego Housing Authority approved the Statement of Proceedings for the meeting of January 27, 2016.

AYES: Jacob, D. Roberts, R. Roberts, Horn, Marsh, Penalosa

ABSENT: Cox

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.

Housing Authority Agenda Items

Agenda # Subject

1. NOTICED PUBLIC HEARING:
 APPROVAL OF PUBLIC HOUSING AGENCY PLAN AND ADMINISTRATIVE
 POLICIES AND PROCEDURES

2. REQUEST FOR USE OF MODERATE REHABILITATION PROGRAM AND
 MAINSTREAM 5 PROGRAM ADMINISTRATIVE FEE RESERVES TO FUND A
 LANDLORD INCENTIVE PROGRAM FOR THE PURPOSE OF INCREASING
 ACCESS TO HOUSING FOR HOMELESS VETERANS
 [FUNDING SOURCES: AVAILABLE PRIOR YEAR MODERATE
 REHABILITATION PROGRAM ADMINISTRATIVE FEE RESERVES AND
 MAINSTREAM 5 PROGRAM ADMINISTRATIVE FEE RESERVES]

**HA1. SUBJECT: NOTICED PUBLIC HEARING:
APPROVAL OF PUBLIC HOUSING AGENCY PLAN AND
ADMINISTRATIVE POLICIES AND PROCEDURES
(DISTRICTS: ALL)**

OVERVIEW:

The U.S. Department of Housing and Urban Development requires housing authorities to prepare Five-Year and Annual Public Housing Agency Plans and to adopt policies and procedures for the administration of the Section 8 Housing Choice Voucher and Public Housing Programs. The Housing Authority of the County of San Diego's (HACSD) Five-Year and Annual Public Housing Agency Plans, the Public Housing Admissions and Continued Occupancy Policy, and the Section 8 Administrative Plan (together referred to as the "Public Housing Agency Plan and Administrative Policies and Procedures") were released for public review and comment on December 23, 2015. The programs administered according to the Public Housing Agency Plan and Administrative Policies and Procedures provide affordable housing for more than 11,000 low-income households in the jurisdiction of the HACSD.

The requested actions will adopt a resolution to approve the Public Housing Agency Plan and Administrative Policies and Procedures and will authorize the Deputy Director of the HACSD to execute all required certifications and submit these documents to the U.S. Department of Housing and Urban Development.

FISCAL IMPACT:

There is no fiscal impact associated with these recommendations. There will be no change in net General Fund cost and no additional staff years are required. Approval and submittal of the Public Housing Agency Plan and Administrative Policies and Procedures are required components of the administration of the Section 8 Housing Choice Voucher and Public Housing Programs, which receive approximately \$116 million in federal funds annually to provide housing assistance for low-income households. Future year costs and revenues will be dependent upon funding allocations from the U.S. Department of Housing and Urban Development.

BUSINESS IMPACT STATEMENT:

If approved, these recommendations will have a positive impact on the business community, as rental payments made through the Section 8 Housing Choice Voucher Program are made to private landlords within the jurisdiction of the HACSD.

RECOMMENDATION:

EXECUTIVE DIRECTOR/CHIEF ADMINISTRATIVE OFFICER

1. Adopt a Resolution entitled: A RESOLUTION OF THE HOUSING AUTHORITY OF THE COUNTY OF SAN DIEGO BOARD OF COMMISSIONERS APPROVING THE PUBLIC HOUSING AGENCY PLAN AND SUPPORTING POLICY DOCUMENTS.

2. Authorize the Deputy Director of the HACSD to submit the Five-Year Public Housing Agency Plan for Fiscal Years 2015-2019, the Annual Public Housing Agency Plan for Fiscal Year 2016-2017, the Public Housing Admissions and Continued Occupancy Policy, the Section 8 Administrative Plan, and a copy of the Resolution to the U.S. Department of Housing and Urban Development.
3. Authorize the Deputy Director of the HACSD to execute all Public Housing Agency certifications and submit the certifications to U.S. Department of Housing and Urban Development.

ACTION:

ON MOTION of Commissioner Penalosa, seconded by Commissioner Marsh, the Board of the San Diego County Housing Authority took action as recommended, adopting Resolution No. 16-036, entitled: A RESOLUTION OF THE HOUSING AUTHORITY OF THE COUNTY OF SAN DIEGO BOARD OF COMMISSIONERS APPROVING THE PUBLIC HOUSING AGENCY PLAN AND SUPPORTING POLICY DOCUMENTS.

AYES: Jacob, D. Roberts, R. Roberts, Horn, Marsh, Penalosa

ABSENT: Cox

HA2. SUBJECT: REQUEST FOR USE OF MODERATE REHABILITATION PROGRAM AND MAINSTREAM 5 PROGRAM ADMINISTRATIVE FEE RESERVES TO FUND A LANDLORD INCENTIVE PROGRAM FOR THE PURPOSE OF INCREASING ACCESS TO HOUSING FOR HOMELESS VETERANS (DISTRICTS: ALL)

OVERVIEW:

According to the 2015 Regional Task Force on the Homeless Point-In-Time-Count, 15 percent of the homeless in the County of San Diego identified as having served in our nation's armed services. Currently, the San Diego region is experiencing historically low vacancy rates in the rental housing market. This highly competitive private rental environment is creating significant barriers for homeless veterans attempting to find rental housing, as demonstrated by the more than 100 veterans who have been issued Veterans Affairs Supportive Housing (VASH) vouchers by the Housing Authority of the County of San Diego (HACSD) who are unable to find a place to live. A critical element to "opening doors" to rentable units for homeless veterans is a mutually beneficial partnership with area landlords and property owners.

This is a request to approve the use of up to \$400,000 in funding from Moderate Rehabilitation Program and Mainstream 5 Program administrative fee reserves to fund a landlord incentive program to increase access to housing for veterans experiencing homelessness within the jurisdiction of the HACSD.

FISCAL IMPACT:

Funds for this request in the amount of \$100,000 are included in the Fiscal Year 2015-16 Approved Budget for the Housing Authority. Additional funds will be included in the Fiscal Year 2016-17 Recommended Housing Authority Budget. If approved, this request will result in Fiscal Year 2015–16 costs of approximately \$100,000 and Fiscal Year 2016–17 costs of up to \$300,000. The funding source is available prior year Moderate Rehabilitation Program administrative fee reserves (\$372,000) and Mainstream 5 Program administrative fee reserves (\$28,000). There will be no change in net General Fund cost and no additional staff years are required.

BUSINESS IMPACT STATEMENT:

N/A

RECOMMENDATION:

EXECUTIVE DIRECTOR/CHIEF ADMINISTRATIVE OFFICER

Approve the use of up to \$400,000 in Housing Authority administrative fee reserves, including Moderate Rehabilitation Program administrative fee reserves and Mainstream 5 Program administrative fee reserves, to fund a landlord incentive program.

ACTION:

ON MOTION of Commissioner Penalosa, seconded by Commissioner Marsh, the Board of the San Diego County Housing Authority took action as recommended.

AYES: Jacob, D. Roberts, R. Roberts, Horn, Marsh, Penalosa

ABSENT: Cox

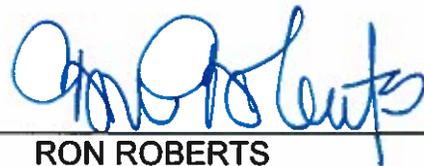
There being no further business, the Board adjourned at 12:19 p.m.

DAVID HALL
Deputy Secretary of the
Housing Authority of the
County of San Diego

Notes by: Miller

NOTE: This Statement of Proceedings sets forth all actions taken by 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 22, 2016.



RON ROBERTS
Chairman

Attest:



DAVID HALL
Clerk of the Board