

June, 5 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, JUNE 5, 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 9:05 a.m.

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

ABSENT: Commissioner Bianca Berry

- 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.
- D. Approval of the Statement of Proceedings/Minutes for the meeting March 13, 2024.

ACTION:

ON MOTION of Commissioner Anderson, seconded by Commissioner Montgomery Steppe, the Board of Commissioners of the San Diego County Housing Authority approved the Statement of Proceedings/Minutes for March 13, 2024.

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

ABSENT: Berry

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. | APPROVE FISCAL YEAR 2023-24 HOUSING AUTHORITY OF THE COUNTY OF SAN DIEGO BUDGET ADJUSTMENT
[FUNDING SOURCE: UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT REVENUE]
(4 VOTES) |

2. APPROVE THE FISCAL YEAR 2024-25 HOUSING AUTHORITY
RECOMMENDED BUDGET, AND ADOPT A RESOLUTION OF THE
HOUSING AUTHORITY OF THE COUNTY OF SAN DIEGO BOARD OF
COMMISSIONERS APPROVING FISCAL YEAR 2024-25 HOUSING
AUTHORITY BUDGET, INCLUDING PUBLIC HOUSING
[FUNDING SOURCES: THE UNITED STATES DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT, UNITED STATES DEPARTMENT OF
AGRICULTURE, HOUSING CHOICE VOUCHER ADMINISTRATIVE
RESERVE FUND, SANTEE SUCCESSOR AGENCY, PUBLIC HOUSING
OPERATING RESERVE FUND, PUBLIC HOUSING RENTAL REVENUE,
STATE GRANTS AND OTHER MISCELLANEOUS REVENUES]
(4 VOTES)

1. **SUBJECT: APPROVE FISCAL YEAR 2023-24 HOUSING AUTHORITY OF THE
COUNTY OF SAN DIEGO BUDGET ADJUSTMENT
(DISTRICTS: ALL)**

OVERVIEW

The San Diego County Board of Supervisors established the Housing Authority of the County of San Diego (County Housing Authority) in 1975 in accordance with California law. The County Housing Authority is a local entity that administers housing assistance programs through funding provided by the United States Department of Housing and Urban Development (HUD). The County Housing Authority serves approximately 23,000 low-income individuals in the region each month.

Today's action requests the Housing Authority Board of Commissioners establish additional appropriations of \$12.1 million in the County Housing Authority budget based on federal funding from HUD for housing assistance programs. This appropriation increase is necessary, in part, due to the increased cost of housing assistance payments, driven primarily by the overall increase in the private residential rental market experienced in the San Diego County region over the past year.

This item supports 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. This will be accomplished by providing permanent affordable housing and support to vulnerable residents and improving the lives of persons at risk of and experiencing homelessness. In addition, this item supports the County Framework for Ending Homelessness by administering programs that address root cause and upstream prevention strategies.

RECOMMENDATION(S)

EXECUTIVE DIRECTOR/HEALTH AND HUMAN SERVICES AGENCY DIRECTOR

Establish appropriations of \$12,100,000 in the Housing Authority of the County of San Diego to support the increase in rental assistance payments based on unanticipated revenue from the United States Department of Housing and Urban Development. **(4 VOTES)**

EQUITY IMPACT STATEMENT

Rental subsidy programs administered by the Housing Authority of the County of San Diego (County Housing Authority) are intended to assist low-income families, the elderly, homeless veterans, and the disabled to afford decent, safe, and sanitary housing in the private market. The County Housing Authority is committed to advancing equitable access and opportunity for assisted households to live in safe and affordable housing.

As mandated by federal regulations, at least 75% of applicants must qualify as an extremely low-income family earning 30% of area median income or less (\$36,400 for a family of two and/or \$45,450 for a family of four) and the remaining applicants must not exceed low-income amount of 50% of area median income or less (\$60,600 for a family of two and/or \$75,750 for a family of four). As of February 2024, the leased participant distribution includes:

Household Profile*	Family Members*
<ul style="list-style-type: none"> • 66% of households where head or spouse is either elderly and or disabled • 43% are elderly and/or disabled single tenants • 31% of participants have children in the household • 11% are single parents with children in the households 	<ul style="list-style-type: none"> • 32% are disabled • 30% are under the age of 18 • 23% are elderly

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

SUSTAINABILITY IMPACT STATEMENT

Approving the Fiscal Year 2023-24 Housing Authority of the County of San Diego budget adjustment supports the County of San Diego Sustainability Goal #1 to engage the community and Sustainability Goal #2 to provide just and equitable access. A governing body inclusive of tenant commissioners brings a lived experience lens when approving program activities such as the County Housing Authority annual 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 safe and affordable housing.

FISCAL IMPACT

If approved, this request will result in an increase in appropriations of \$12,100,000 in Fiscal Year 2023-24 in the County Housing Authority. The funding source is the United States Department of Housing and Urban Development revenue. There will be no change in net General Fund cost and no additional staff years.

BUSINESS IMPACT STATEMENT

This request will have a positive impact on the business community, as the increased budget will provide rental income to landlords participating in housing assistance programs.

ACTION:

ON MOTION of Commissioner Desmond, seconded by Commissioner Vargas, the Board of Commissioners of the San Diego County Housing Authority took action as recommended, on Consent.

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

ABSENT: Berry

2. **SUBJECT: APPROVE THE FISCAL YEAR 2024-25 HOUSING AUTHORITY RECOMMENDED BUDGET, AND ADOPT A RESOLUTION OF THE HOUSING AUTHORITY OF THE COUNTY OF SAN DIEGO BOARD OF COMMISSIONERS APPROVING FISCAL YEAR 2024-25 HOUSING AUTHORITY BUDGET, INCLUDING PUBLIC HOUSING (DISTRICTS: ALL)**

OVERVIEW

The San Diego County Board of Supervisors established the Housing Authority of the County of San Diego (County Housing Authority) in 1975 in accordance with California law. The County

Housing Authority is a local entity that administers housing assistance programs through funding provided by the United States Department of Housing and Urban Development (HUD). The County Housing Authority serves approximately 23,000 low-income individuals in the region each month.

The County Housing Authority operates several housing programs that benefit low-income households in the unincorporated area of the county and in the participating cities of Chula Vista, Coronado, Del Mar, El Cajon, Escondido, Imperial Beach, La Mesa, Lemon Grove, Poway, San Marcos, Santee, Solana Beach, and Vista.

Today's action requests the County Housing Authority Board of Commissioners (Board of Commissioners) approve the County Housing Authority recommended budget for Fiscal Year 2024-25. In addition, today's action requests the Board of Commissioners take related actions involving County Housing Authority programs, establish appropriations and authorize transfer of appropriations, and adopt a resolution.

This item supports 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. This will be accomplished by providing permanent affordable housing and support to vulnerable residents and improving the lives of persons at-risk of and experiencing homelessness. In addition, this item supports the County Framework for Ending Homelessness by administering programs that address root cause and upstream prevention strategies.

RECOMMENDATION(S)

EXECUTIVE DIRECTOR/HEALTH AND HUMAN SERVICES AGENCY DIRECTOR

1. Approve the Fiscal Year 2024-25 Housing Authority Recommended Budget.
2. Establish appropriations of \$288,923,114 for the Fiscal Year 2024-25 Housing Authority of the County of San Diego (County Housing Authority). **(4 VOTES)**
3. Authorize the Executive Director of the County Housing Authority to transfer appropriations within the three program groupings of Housing Assistance, Other Housing Programs, and Public Housing for Fiscal Year 2024-25.
4. Authorize the Executive Director of the County Housing Authority, consistent with Housing Authority procurement policies, to negotiate and sign contracts needed to implement the Fiscal Year 2024-25 budget.
5. Adopt a Resolution entitled: A RESOLUTION OF THE HOUSING AUTHORITY OF THE COUNTY OF SAN DIEGO (COUNTY HOUSING AUTHORITY) BOARD OF COMMISSIONERS APPROVING FISCAL YEAR 2024-25 HOUSING AUTHORITY BUDGET, INCLUDING PUBLIC HOUSING.
6. Authorize the Chair of the County Housing Authority Board of Commissioners, acting on behalf of the Board of Commissioners, to certify the Public Housing Authority Board Resolution approving the Fiscal Year 2024-25 Housing Authority Recommended Budget.

EQUITY IMPACT STATEMENT

The Housing Authority of the County of San Diego (County Housing Authority) administers various rental subsidy programs funded by the United States 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, at least 75% of applicants must qualify as an extremely low-income family earning 30% of area median income or less (\$36,400 for a family of two and/or \$45,450 for a family of four) and the remaining applicants must not exceed low-income amount of 50% of area median income or less (\$60,600 for a family of two and/or \$75,750 for a family of four). To ensure equitable access to affordable housing opportunities, the County Housing Authority gives highest priority to applicants who live or work in the County Housing Authority jurisdiction and have one or more of the following in the household: working applicant, elderly person, disabled person, dependent children, homeless applicant, veterans or surviving spouses of veterans. As of February 2024, the leased participant distribution includes:

Household Profile*	Family Members*
<ul style="list-style-type: none">• 66% of households where head or spouse is either elderly and or disabled• 43% are elderly and/or disabled single tenants• 31% of participants have children in the household• 11% are single parents with children in the households	<ul style="list-style-type: none">• 32% are disabled• 30% are under the age of 18• 23% are elderly

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

The County Housing Authority provides rental assistance to a diverse population. As of May 2024, the demographic distribution of program participants includes (total does not equal 100% due to overlapping categories):

- 79% White
- 32% Hispanic/Latino
- 17% Black/African American
- 3% Asian
- 1% Native Hawaiian/Other Pacific Islander
- 1% American Indian/Alaska Native

The County Housing Authority is committed to continue its efforts in providing rental assistance to advance equitable access and opportunity for households to live in safe and affordable housing.

SUSTAINABILITY IMPACT STATEMENT

Services provided by the Housing Authority of the County of San Diego support the County of San Diego Sustainability Goal #1 to engage the community and Sustainability Goal #2 to provide just and equitable access. A governing body inclusive of tenant commissioners brings a lived experience lens when approving program activities such as the County Housing Authority annual agency plan, the annual budget requests for funding, changes in program administration, and implementation of housing programs. These programs aim to remove barriers from low-income families seeking to live in areas of greater economic opportunity.

FISCAL IMPACT

If approved, this request will result in costs and revenue of \$288,923,114 in Fiscal Year 2024-25 in the Housing Authority of the County of San Diego. The funding sources are the United States Department of Housing and Urban Development, United States Department of Agriculture, Housing Choice Voucher Administrative Reserve Fund, Santee Successor Agency, Public Housing Operating Reserve Fund, Public Housing Rental Revenue, State grants and other miscellaneous revenues. There will be no change in net County General Fund cost and no additional staff years.

BUSINESS IMPACT STATEMENT

This request will have a positive impact on the business community, as the recommended budget will provide rental income to landlords participating in housing assistance programs.

ACTION:

ON MOTION of Commissioner Desmond, seconded by Commissioner Vargas, the Board of Commissioners took action as recommended, on Consent, and adopted Resolution No. 24-060, entitled: A RESOLUTION OF THE HOUSING AUTHORITY OF THE COUNTY OF SAN DIEGO BOARD OF COMMISSIONERS APPROVING FISCAL YEAR 2024-25 HOUSING AUTHORITY BUDGET, INCLUDING PUBLIC HOUSING.

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

ABSENT: Berry

There being no further business, the Board of Commissioners of the San Diego County Housing Authority adjourned at 12:30 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.

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Approved by the Board of Commissioners, on Tuesday, December 10, 2024.



NORA VARGAS
Chair

Attest:



ANDREW POTTER
Clerk of the Board