



COUNTY OF SAN DIEGO  
**HHSA**  
HEALTH AND HUMAN SERVICES AGENCY



**LIVE WELL**  
SAN DIEGO

**Housing Authority of the County of San Diego  
Resident Advisory Board Meeting  
Thursday, February 11, 2021, 10:00 a.m. – 11:30 a.m.  
Microsoft Teams**

**MEETING MINUTES**

**Attendees:**

Housing Authority: (8) N. Martinez, J. Mendez, R. Ramirez, J. Villareal, A. Buensuceso, A. McCall, M. Mercier, N. Alcantara

Resident Advisory Board: C. Wollas, D. Simpson, A. Acosta, S. Rodriguez, R. Jacobs, M. McKell, A. Reyes, C. Castillo

Visitors: Twenty four members of the public including Housing Authority residents and participants identified either by meeting name or telephone number

**Meeting Called to Order at 10:23 AM by Chairperson Carol Wollas affirming a quorum. All members present.**

**AGENDA**

**I. Presentation: Annual Agency Plan Update and Comment Solicitation**

**i. Agency Plan Overview and Significant Changes (Monique Mercier, Robin Ramirez, Anthony McCall)**

1. Five-year Plan Goals Progress Report including new funding/vouchers for vulnerable households, resources and activities for participants and landlord outreach.
2. Significant Changes for the Draft FY 2021-22 Administrative Plan
  - **Translation Services to Limited-English Proficient (LEP)** households will include Arabic and Spanish language groups for core documents-defined
  - **Criminal Prohibition Periods** changed from 5 years to 3 years for discretionary denials for some offenses
  - **Subsidy Standards Exception Policy**-added evaluation criteria for households requesting an exception to the subsidy standards and meeting a health and safety reason

- **Communication to Owners-** Outreach communication must ensure equal access by landlords that are Limited-English Persons or having a disability connected communication need.
  - **Special Programs-Moderate Rehabilitation** – Added descriptive language for planned conversion activities under the Rental Assistance Demonstration project.
  - **Informal Reviews and Hearings- Remote communication** options added to allow remote interviews and electronic document submission
  - **Special Local Preference limits-** Increased limit for homeless referrals from 750 to 1000.
3. Admissions and Continued Occupancy Policy (ACOP) Significant Changes and Capital Fund Report
- **Flat and Maximum Rents-** Updated rents for all bedroom sizes
  - **Reasonable Accommodation Policy**—Added policy defining criteria for determining service and/or support animals
  - **Terminations for Over-Income**—Updated chart and added a waiver to the requirement to terminated residents over 120% of Area Median Income (AMI)
    - Due to covid-19 situation, policy is waived, for time-being.
  - **Appeals**—Added Remote options for hearings
  - **Criminal Prohibition Periods**—Added three-year prohibition period for acts of bribery; Changed the prohibition period for some drug and violent criminal activity from five years to three years
4. Capital Fund Update
- \$253,000
    - Replace electrical service and and distribution services at Chula Vista Towncenter
  - \$2.9 M allocated by County for Public Housing sites for building improvements

#### Comments on Agency Plan:

*(Floor opened to general attendee comments. Public provided comments in support of the progress made toward the Five-Year Agency Plan Goals and proposed changes- specifically the FSS program, Fair Housing testing, Prohibition period changes and leasing incentives)*

#### Advisory Board Official Comment on the Draft 2021-22 Annual Agency Plan

Chairperson Carol Wollas conducted a roll call vote of the membership. On behalf of the 2021 Resident Advisory Board a comment to support the plan as presented was submitted by unanimous vote. No comments submitted for changes to the proposed draft.

## II. Informational Items

- **Presentation: Covid-19 HUD Waivers\*\* (Mercier)**
- **Presentation: Federal Budget Overview (Martinez, Deputy Director)**

### III. **Public Questions/Comments/Resources**

- HACSD website: [www.sdhcd.org](http://www.sdhcd.org)
  - i. News, Plans, Policies and Reports
  - ii. Announcements
  - iii. Rental Assistance
- HACSD Board email box:
  - i. [HACSDBOARDS.HHSA@SDCOUNTY.CA.GOV](mailto:HACSDBOARDS.HHSA@SDCOUNTY.CA.GOV)  
For plan comments and official Board Business

### IV. **Meeting Adjournment**

Chairperson Wollas adjourned the meeting at 11:23 AM

Next meeting date to be determined and posted on the designated HCDS webpage for the Resident Advisory Board.