



COUNTY OF SAN DIEGO
HHSA
HEALTH AND HUMAN SERVICES AGENCY



LIVE WELL
SAN DIEGO

MEETING MINUTES

Housing Authority of the County of San Diego
Resident Advisory Board Meeting
Regular Meeting Agenda
Wednesday, June 16, 2021, 9:00 a.m. – 10:30 a.m.
Microsoft Teams

Order of Business

- A. **REGULAR SESSION:** Meeting was called to order at 9:06 AM by Chairperson Darlene Simpson affirming a quorum of appointed board members are present.

PRESENT:

Housing Authority: (8) N. Martinez, J. Mendez, M Moraleja, R. Ramirez, J. Song, M. Mercier, L. Payton, K. Gonzalez.

Resident Advisory Board: (7) D. Simpson, A. Acosta, C. Wollas, S. Rodriguez, M. Mckell, R. Jacobs, C. Castillo

Legal Aid Society: (1) D. Tailleart

Visitors: (15) members of the public including Housing Authority residents and participants identified either by meeting name or telephone number.

- B. **DISCUSSION ITEMS:**

I. Informational Item Presentation: Fair Housing Presentation (Legal Aid - Danielle Tailleart)

1. **General information** - Discussed and defined fair housing, protected classes, and discrimination as it pertains to COVID-19.
2. **COVID 19 Updates and Trends** - COVID 19-related health status may potentially qualify as a disability under fair housing laws.
3. **New San Diego County Eviction Ban** - The Eviction Ban would stop an eviction at all stages unless the eviction is necessary due to “imminent health and safety threat.”
4. **Rent Increase Moratorium** - The Eviction Ban also caps rent increases on eligible properties from June 3, 2021 to July 1, 2021. Rent cannot be increased any amount greater than the Consumer Price Index (CPI) for the previous year.
5. **Eviction protections under AB 3088/SB 91** - The Tenant Act prohibits a court from finding a tenant guilty of an unlawful detainer before July 1, 2021, subject to certain exceptions. Notices to terminate tenancy for reasons other than nonpayment must have a just cause.

6. **New Notice Requirements** - The Eviction Ban imposes new requirements for all notices purporting to terminate a tenancy, other than notices for the nonpayment of rent. This impacts current unlawful detainers and terminations notices previously served.

Questions/Comments/Resources on Fair Housing Presentation

- i. Legal Aid website: www.lassd.org
- ii. Legal Aid Phone Number: 844-449-3500 (Intake Team)
- iii. PowerPoint Presentation will be made available on the HACSD website.
- iv. Contact Code Enforcement regarding unit code violations.
- v. Contact Housing Specialist to request a Special Inspection.

II. Informational Item Presentation: Budget Review (Maryneeza Moraleja)

- 1. Fiscal Year 2021-22 Recommended Budget – HACSD currently serving approximately 11,000 families through various rental assistance programs as well as in the public housing sites, owned, and operated by HACSD.
- 2. The recommended budget is \$189.9 M.
 - o Housing Assistance budget is \$187.0 M
 - o Other Housing Programs' budget is \$0.6 M
 - o Public Housing budget is \$2.3 M for 5 housing sites.

Public Questions/Comments on Budget Review:

Floor opened to general attendee comments. Public provided comments in support of the proposed budget changes.

- i. There is a gap between the demand and availability of Housing Choice Vouchers, however HACSD works diligently to balance the budget and ensure services are sustained.
- ii. There was interest in learning more about programs for first time home buyers. A link to the HACSD website page [Home Buyers and Homeowners Programs](#), was provided. This includes information about the Down Payment Assistance Program administered by the San Diego Housing Commission. An informational presentation about current first-time homebuyer programs will be recommended for a future Resident Advisory Board Meeting.

III. Informational Item Presentation: New ARPA Programs (Monique Mercier)

General information on the Emergency Housing Vouchers (EHV) was provided. Items discussed include eligibility, access, services, time restrictions, and how HCV's differ from Housing Choice Vouchers.

1. Public Questions/Comments/Resources

- i. HACSD Website: www.sdhcd.org
- ii. Legal Aid website: www.lassd.org
- iii. A concern for not being able to reach the Housing Specialist was expressed. If a client has been unable to reach their Housing Specialist, contact the Supervisor or Robin Ramirez.

2. A comment was received from a resident praising HACSD for the consistently exceptional service she has received from her Housing Specialist.

IV. Meeting Adjournment

Chairperson Simpson adjourned the meeting at 10:32 AM.

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