



Resident Advisory Board (RAB)

January 13, 2026

Meeting Reminders

- Meeting Format
 - Formalized Board Procedures
 - Comment Process
- Board Actions
 - Roll Call- attendance and official RAB business voting





Meeting Agenda

- Welcome
- RAB Overview
- Call to Order
- Approval of 05-2025 Minutes
- Agency Plan Update
 - Agency Plan
 - Administrative Plan
 - Admission and Continued Occupancy (Plan)
- Informational Updates: Program Updates
- Informational Update: Case Management System
- Informational Updates: Public Housing
- Meeting Adjournment

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What is the Resident Advisory Board?



24 CFR 903.13

- The United States Department of Housing and Urban Development (HUD) mandates that Public Housing Authorities (PHAs) must establish a Resident Advisory Board (RAB)
 - Assist and make recommendations regarding the Agency Plan and any significant changes to it
 - RAB Recommendations and PHA response must be included in the final plan submitted to HUD



Who is the RAB?

A representative selection of:

- Public Housing residents and Housing Choice Voucher (HCV)/Project-Based Vouchers (PBV) participants who are:
 - Active and in good standing
 - Living within the Housing Authority of the County of San Diego's jurisdiction
 - Represent and reflect the residents assisted by the PHA

When does the RAB meet?

- RAB meets throughout the year to:
 - Review the Plan and Fiscal Year Budget
 - Review changes to the Plan and Fiscal Year Budget
 - Discuss PHA discretionary policies with board members and Agency staff
 - Make recommendations regarding changes
- RAB must meet:
 - When meeting for the Annual Plan – RAB meets prior to the public comment period.
 - When meeting for the Fiscal Year Budget – RAB meets prior to the Fiscal Year Budget Board Date.



Call to Order



- RAB Members
 - Darlene Simpson
 - Angela Acosta
 - Robert Jacobs
 - Marnyce McKell
 - Dana Sundberg
 - Tyra Fleming
 - Danielle DeVaughn
- Alternates – currently vacant
 - Participate with the RAB by submitting comments





Agency Plan



Agency Plan

The Annual Agency Plan includes two main components:

- The HCV Administrative Plan
- The Public Housing Admissions and Continued Occupancy Policy (ACOP)

<p>HOUSING AUTHORITY OF THE COUNTY OF SAN DIEGO</p> <p>PUBLIC HOUSING AGENCY PLANS</p> <p>Five Year Plan for Fiscal Years 2025-2029 Annual Plan for Fiscal Year 2025-2026</p>
<p>HOUSING AUTHORITY OF THE COUNTY OF SAN DIEGO</p> <p>Public Housing Admissions And Continued Occupancy Policy</p>
<p>HOUSING AUTHORITY OF THE COUNTY OF SAN DIEGO</p> <p>Section 8 Administrative Plan</p>



COUNTY OF SAN DIEGO
HEALTH AND HUMAN SERVICES AGENCY

July 2025



PBV Developments

- Windsor Pointe located in Carlsbad
- La Sabila located in Vista



LIVE WELL
SAN DIEGO

New PBV Developments

- Union Tower located in National City
- Villa Serena II located in San Marcos
- Alvarado located in Fallbrook





Administrative Plan



Administrative Plan

- Updates to the Administrative Plan included:
 - HUD established alternative waivers for Mainstream and Family Unification Program (FUP) vouchers.
 - Emergency Housing Voucher is added as a special local preference for the Housing Choice Voucher program.
 - Updated the Violence Against Women Act (VAWA) Chapter to include updated definition of “domestic violence”, “economic abuse” and “technological abuse”



Administrative Plan

- In Live-in aide section added clarifying language
- HUD letter to the Executives dated 11/26/2025 outlining criminal screening responsibilities for PHAs.
- When referring to shared housing where the family may never in any circumstances reside with the resident owner, HACSD removed “unless an exception is granted for a reasonable accommodation” to align with Federal regulations.
- Other Miscellaneous Minor Edits



Admissions and Continued Occupancy Policy (ACOP)



FY 2026-27 Policy Updates

Updates to the ACOP include:

- Updated the Violence Against Women Act (VAWA) language to include updated definition of “domestic violence”, “economic abuse” and “technological abuse”.
- HUD letter to the Executives dated 11/26/2025 outlining criminal screening responsibilities for PHAs.
- Other Miscellaneous Minor Edits



Program Updates



Waitlist Closure

- On February 20, 2026 at 11:59 PM, HACSD will be closing our waitlist.
- Due to current and projected federal funding levels, HACSD does not anticipate selecting new applications from the HCV and HOPWA/TBRA waitlist for several years.
- Waitlist closure will not affect households currently on the waitlist or apply prior to the closure date.





Case Management Updates

Yardi System Now Live



- Yardi system went Live October 2025
- Modernizes operations and enhances the overall experience for participants and landlords.
- **Key Benefits:**
 - Access portal anytime from a computer, tablet, or smartphone
 - Upload documents directly through the portal
 - View Housing Assistance Payments (HAP) and tenant rent portions
 - View upcoming inspections and results of completed inspections
- For more information visit www.sdhcd.org





Public Housing Updates

Public Housing

Dorothy Street Manor



**778 Dorothy Street
22 Units**

L Street Manor



**584 L Street
16 Units**

Melrose Manor



**1678 Melrose
24 Units**

Town Center Manor



**434 F Street
59 Units**

Public Housing Capital Fund 5-Year Action Plan 2026-2030



- Annual Updates to Five-Year Rolling Plan
- 2026 Grant Amount is \$367,143 (anticipated)
- Funds May be Used to:
 - Make improvements to Public Housing sites
 - Supplement Operations Fund
- Existing funding covers routine maintenance and operating expenses.

Public Housing Capital Fund 5-Year Action Plan 2026-2030



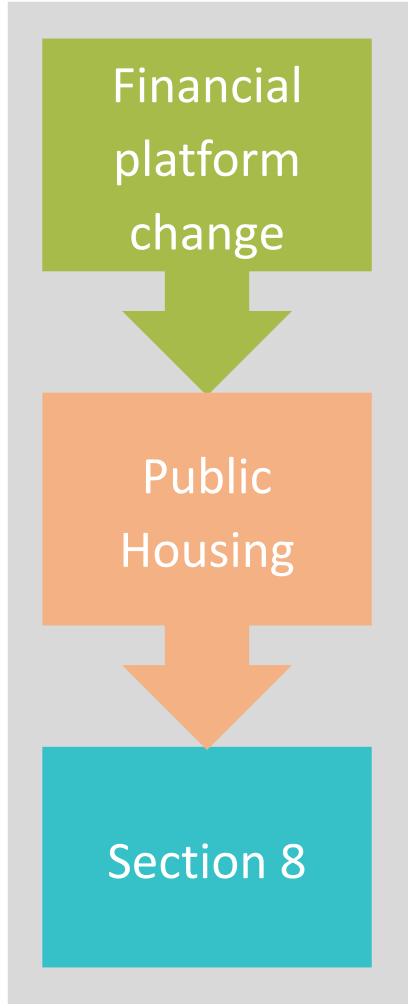
Calendar Year	Activity	Funding
2026	Administration	\$36,714
	Dorothy St. Manor- Unit Furnaces and Water Heaters	\$91,236
	Melrose St. Manor- Unit Furnaces	\$64,800
	Operations	\$174,393
2027	Administration	\$36,714
	Four sites- kitchen, bathroom and doorway ADA improvements	\$100,429
	L Street Manor- Parking lot resealing	\$55,000
	Operations	\$175,000
2028	Administration	\$36,714
	Melrose Manor and L Street Manor- Unit Water Heaters	\$63,530
	Town Centre Manor- Wall Air Conditioner and Heater Units	\$100,100
	Operations	\$166,799

Public Housing Capital Fund 5-Year Action Plan 2026-2030



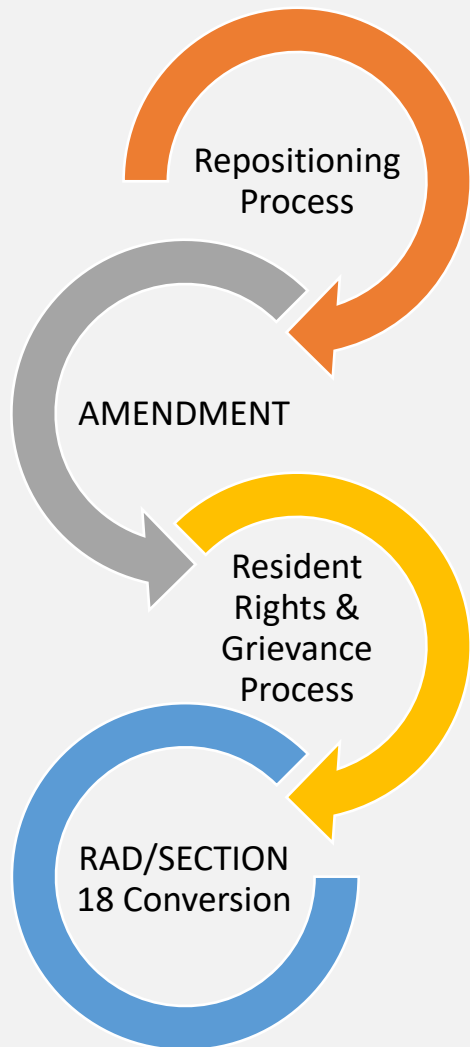
Calendar Year	Activity	Funding
2029	Administration	\$35,845
	Dorothy St. Manor- Front gate replacement	\$10,400
	Dorothy St. Manor- Unit Sliding Doors	\$35,700
	Melrose St. Manor and L St. Manor- Flooring	\$68,000
	Town Centre Manor- Concrete balcony/ patio slabs	\$48,000
	Operations	\$168,329
2030	Administration	\$36,714
	4 Sites- Windows	\$153,000
	Operations	\$177,429

Financial Repositioning Overview



- Repositioning is the process of changing the funding source from Public Housing to Section 8 Project-Based Vouchers.
- The financial repositioning benefits include:
 - ✓ Improved financial stability and living conditions
 - ✓ Preservation of affordable housing
 - ✓ Resident protections
 - ✓ Choice-mobility

Annual Plan and 5-Year Plan Amendments



HOUSING AUTHORITY OF THE COUNTY OF SAN DIEGO PHA PLAN AMENDMENT

Attachment B- Rental Assistance Demonstration (RAD) – PHA Plan Amendment

The Housing Authority of the County of San Diego ("HACSD") is amending its FY 2025-26 annual and FY 2025-29 5-year PHA Plan ("Plan"). HACSD has applied to the U.S. Department of Housing and Urban Development (HUD) for the conversion of 121 public housing units across four sites (AMP CA108000001) to Project-Based Voucher (PBV) assisted units under the Rental Assistance Demonstration Program (RAD) in accordance with the guidelines of H 2019-09/PIH 2019-23, REV-4, as amended (RAD Notice), and any successor Notices. HACSD intends to dispose of a portion of the RAD converting units through the RAD/Section 18 Blend under the guidelines of PIH Notice 2024-40 and any successor notices. The benefits of using the blend authority, specifically the addition of Section 18 disposition, include the availability of higher subsidy up to the maximum voucher payment amounts (subject to rent reasonableness) instead of the lower RAD contract rents. All units proposed for removal via Section 18 and RAD will convert in two separate projects characterized by occupancy preference separating Town Centre Manor, a senior and/or disabled preference property, from the three family properties, Dorothy Street Manor, Melrose Manor, and L Street Manor.

Public housing developments that are converted to project-based assistance will no longer be subject to HUD rules and regulations pertaining to the public housing program. Upon conversion to RAD, the former public housing units will be subject to the rules and regulations pertaining to the PBV program. HUD has modified the PBV program rules and regulations to incorporate additional provisions that apply solely to units converted under RAD. These additional provisions provide important protections to current residents of public housing that are impacted by a RAD conversion. Upon conversion to Project-Based Vouchers the HACSD will adopt the resident rights, participation, waiting list and grievance procedures listed within the RAD Notice, and the Joint Housing Notice H-2016-17/PIH-2016-17. These resident rights, participation, waiting list and grievance procedures are appended to this Attachment.

HACSD is currently under a Voluntary Compliance Agreement (VCA) that ends on 04/28/2026. HACSD has met/completed all the action items required under the VCA. The proposed RAD/Section 18 conversions will comply with American Disabilities Act, Title 24 and Section 504 requirements and with all applicable site and neighborhood standards, and the site will be in full compliance with applicable provisions of Title VI of the Civil Rights Act of 1964, Title VIII of the Civil Rights Act of 1968, Executive Order 11063, and HUD regulations.

RAD was designed by HUD to assist in addressing the capital needs of public housing by providing the HACSD with access to private sources of capital to repair and preserve its affordable housing assets, or in the case Restore-Rebuild is involved, to construct or rehabilitate new or existing affordable housing units. HACSD currently receives HUD Capital Funds on an annual basis, subject to Congressional appropriations, for its public housing units. Upon conversion, the Authority's Capital Fund Budget will be reduced by the pro rata share of Public Housing Developments converted as part of the RAD conversion, and that HACSD may also borrow funds

CAPITAL NEEDS ASSESSMENT



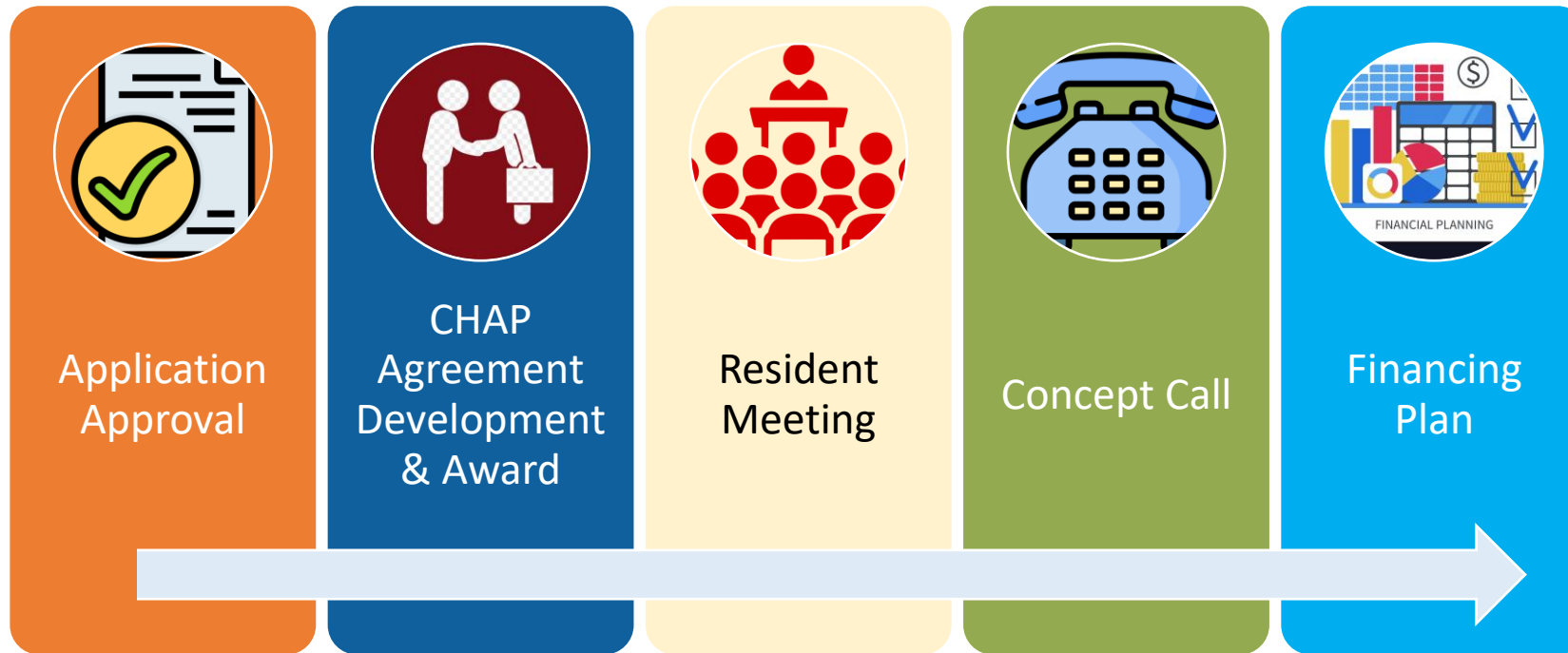
**Data
Gathering**

Findings

**HCDS
Review**

**Scope of
Work
Development**

Financial Repositioning Next Steps





Comments



Policy Comments

- Comments on Agency Plan
- Advisory Board comment roll call
- Chair comment submission



Agency Plan

Your input ensures our plans reflect community needs.

Ways to provide input:

- HACSD office
- Public Housing sites
- Engage SD Website
- HACSD Board email box

HACSDBOARDS.HHSA@SDCOUNTY.CA.GOV



Meeting Adjournment

Next meeting in May/June 2026



Questions



References/Resources

- HACSD website: www.sdhcd.org
 - News, Plans, Policies and Reports
 - Announcements
 - Rental Assistance
- HACSD Board email box HACSDBOARDS.HHSA@SDCOUNTY.CA.GOV
 - For comments and Board business only
- For case specific questions, please email the RA Ombuds at:
 - [HCDS RA Ombudsperson.HHSA@sdcounty.ca.gov](mailto:HCDS_RA_Ombudsperson.HHSA@sdcounty.ca.gov)



Financial Repositioning

- All Public Housing residents would have the right to remain in their unit.
- Anticipated that all existing residents would qualify for PBV assistance
- No involuntary relocation is anticipated but would be provided if necessary
- Residents may request a Section 8 Housing Choice Voucher one year after the conversion is complete

