



Resident Advisory Board (RAB)

May 13, 2025



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 01-2025 Minutes
- Fiscal Year 2025-26 Draft Recommended Budget Overview
- Informational Updates: Public Housing Financial Repositioning
- Informational Updates: Program Updates
- Meeting Adjournment

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





Fiscal Year 2025-26 Draft Recommended Budget Overview

County Housing Authority Highlights



12,000 households assisted

\$20 million in rental assistance per month

4,100 landlords rented units to participants

121 Public Housing units and 38 Farmworker units
operated

FY 2025-26 Draft Recommended Budget



Program Area	FY 2024-25 Adopted Budget	FY 2025-26 Recommended Budget	Change from Adopted to Recommended
Housing Assistance	\$285.3 M	\$290.9 M	\$5.6 M
Other Housing Programs	\$0.7 M	\$0.7 M	\$0.0 M
Public Housing	\$2.9 M	\$3.0 M	\$0.1 M
Total Budget	\$288.9 M	\$294.6 M	\$5.7 M

FY 2025-26 Draft Recommended Budget

Budget

Change

\$294.6M

\$5.7M

+2.0%



Budget Highlights

Housing Assistance \$5.6 M increase

- Increase mainly in the anticipated Port Ins
- Offset by a decrease in Tenant Based Rental Assistance

Public Housing \$0.1 M increase

- Increase due to property management contract costs



Questions/Discussion



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Fiscal Year Budget Input

- COMMENTS ON FISCAL YEAR BUDGET
- ADVISORY BOARD COMMENT ROLL CALL
- CHAIR COMMENT SUBMISSION



FINANCIAL REPOSITIONING OF PUBLIC HOUSING PORTFOLIO

PUBLIC HOUSING SITES



Dorothy Street Manor

- 778 Dorothy St, Chula Vista
- 22 Units
 - All 3 bedrooms
 - 2 ADA-accessible
- Built in 1992
- Target Population: Working Families



L Street Manor

- 584 L St, Chula Vista
- 16 Units
 - All 3 bedrooms
- 1 ADA-accessible unit
- Built in 1992
- Target Population: Working Families



Melrose Manor

- 1678 Melrose, Chula Vista
- 24 Units
 - 8 – 3 bedrooms
 - 16 – 2 bedrooms
- 2 ADA-accessible units
- Built in 1984
- Target Population: Working Families



Town Center Manor

- 434 F St, Chula Vista
- 59 Units
 - 58 – 1 bedroom
 - 1 – 2 bedrooms
- 6 ADA-accessible unit
- Built in 1985
- Target Population: Elderly/Disabled

FINANCIAL REPOSITIONING OVERVIEW



- Repositioning is the removal of a property from the Public Housing Program and replacing it with Section 8 assistance.
- Proposing to convert under the Rental Assistance Demonstration (RAD)/ Section 18 Small PHA Blend option
- Benefits include:



- Improved financial stability and living conditions
- Preservation of affordable housing
- Resident protections
- Choice-mobility

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FINANCIAL REPOSITIONING

RAD/ SECTION 18 SMALL PHA BLEND



- Transition from Public Housing to Section 8



- Rents set at 30% of adjusted income



- Transfer of Properties to a non-profit organization or an LLC Corporation



- Unit rehabilitation



- Long-term PBV HAP Contract



- Disposition of Public Housing



RESIDENT & CIVIL RIGHTS



RESIDENT RIGHTS

- Right to Remain/ Return
- Right to tenant participation funds
- Right to tenant grievance procedures
- Protection of over-income or over-housed residents
- Choice Mobility
- Resident noticing and meeting requirements
- Relocation assistance and payments
- Access for persons with Limited English Proficiency

CIVIL RIGHTS

- RAD Civil Rights Implications
- Fair Housing Act
- Title VI of the Civil Rights Act of 1964
- Section 504 of the Rehabilitation Act of 1973
- Title II and II of the American with Disabilities Act, Executive Order 11063 and HUD Regulations at 24 C.F.R. part 107

TIMELINE/ NEXT STEPS

REQUIRED PHA MEETINGS DURING THE RAD CONVERSION PROCESS

Two meetings before submitting an application to HUD to convert to RAD. The PHA must explain RAD, the general plans, and receive resident feedback.

At least two meetings with residents after HUD has accepted the PHA into RAD (CHAP) and before the PHA has a concept call with HUD.

One meeting after issuance of the RCC and prior to closing. PHA must review the conversion timing, work, changes to the lease and house rules, and any anticipated relocation, and choice mobility.



QUESTIONS





Program Updates

Program Updates

Agency Plan for FY
2025-2026 was
approved by the
Board of
Commissioners

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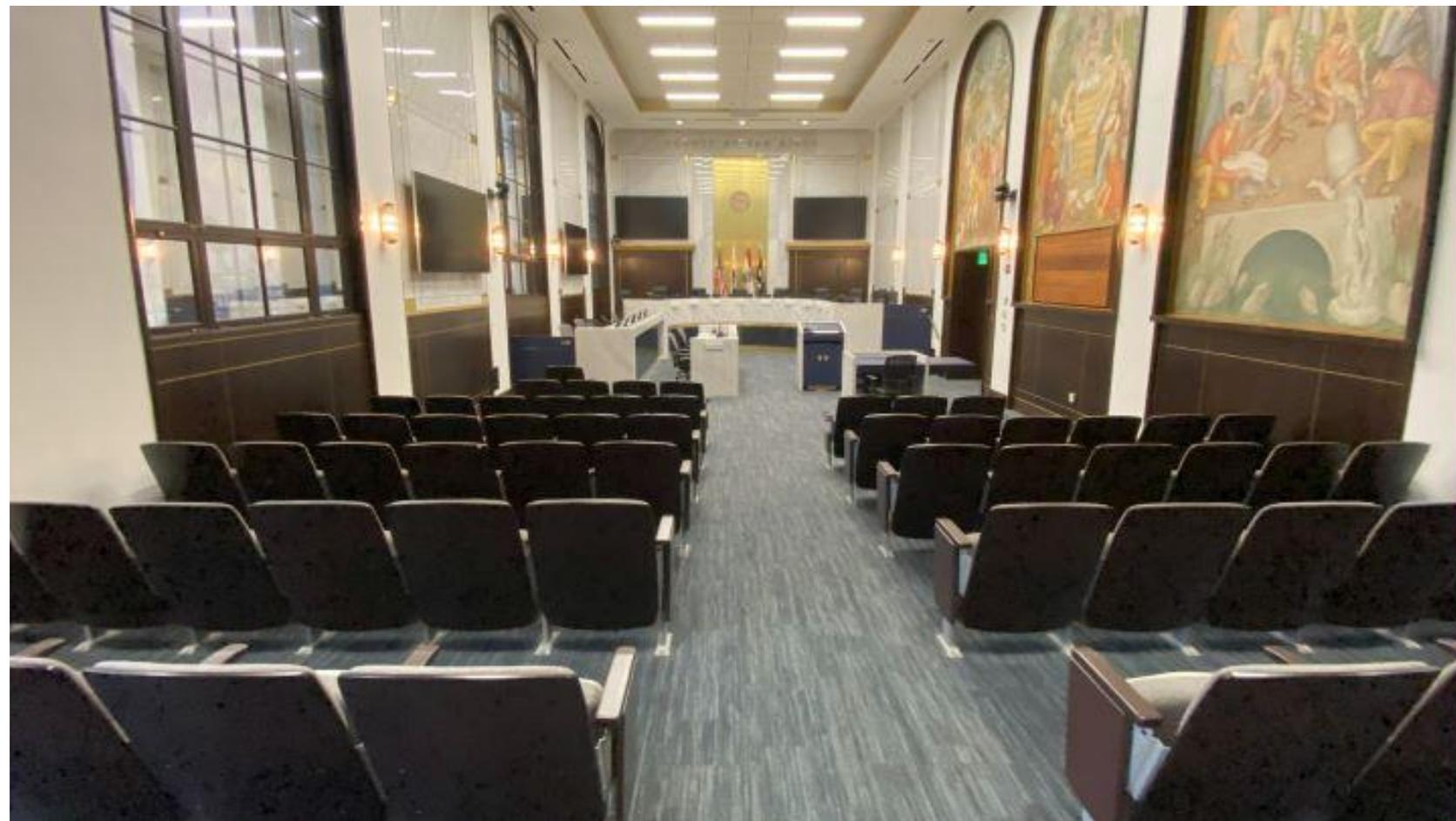




Tenant Commissioner

HACSD

reappointed Ms.
Nilsa Higgins to
the tenant
commissioner
senior seat





Program Updates

- HUD has paused implementation of most of Sections 102 and 104 of Housing Opportunity Through Modernization Act of 2016 (HOTMA) at this time.
- Recent notice from HUD directed Public Housing Agency's (PHA) to implement portions of HOTMA related to definitions and income exclusions effective 7/1/2025.
- An informational notice was sent to participants with certification dates in 07/2025 and 08/2025 regarding the change. Participants with recertifications due in 9/2025 and beyond will have notice sent to them with their recertification packets.



Meeting Adjournment

Next meeting in January 2026



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)