



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

\$294.6M

Change

\$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



Janida Hart, Departmental Budget Manager

- Janida.Hart@sdcounty.ca.gov
- Office: (619) 540-5054

Lorena De La O-Barrios, Departmental Budget Manager

- Lorena.DeLaOBarrios@sdcounty.ca.gov
- Office: (858) 744-8961

Elizabeth Delfierro, Admin Analyst III

- Elizabeth.Delfierro@sdcounty.ca.gov
- Office: (619) 977-7943

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

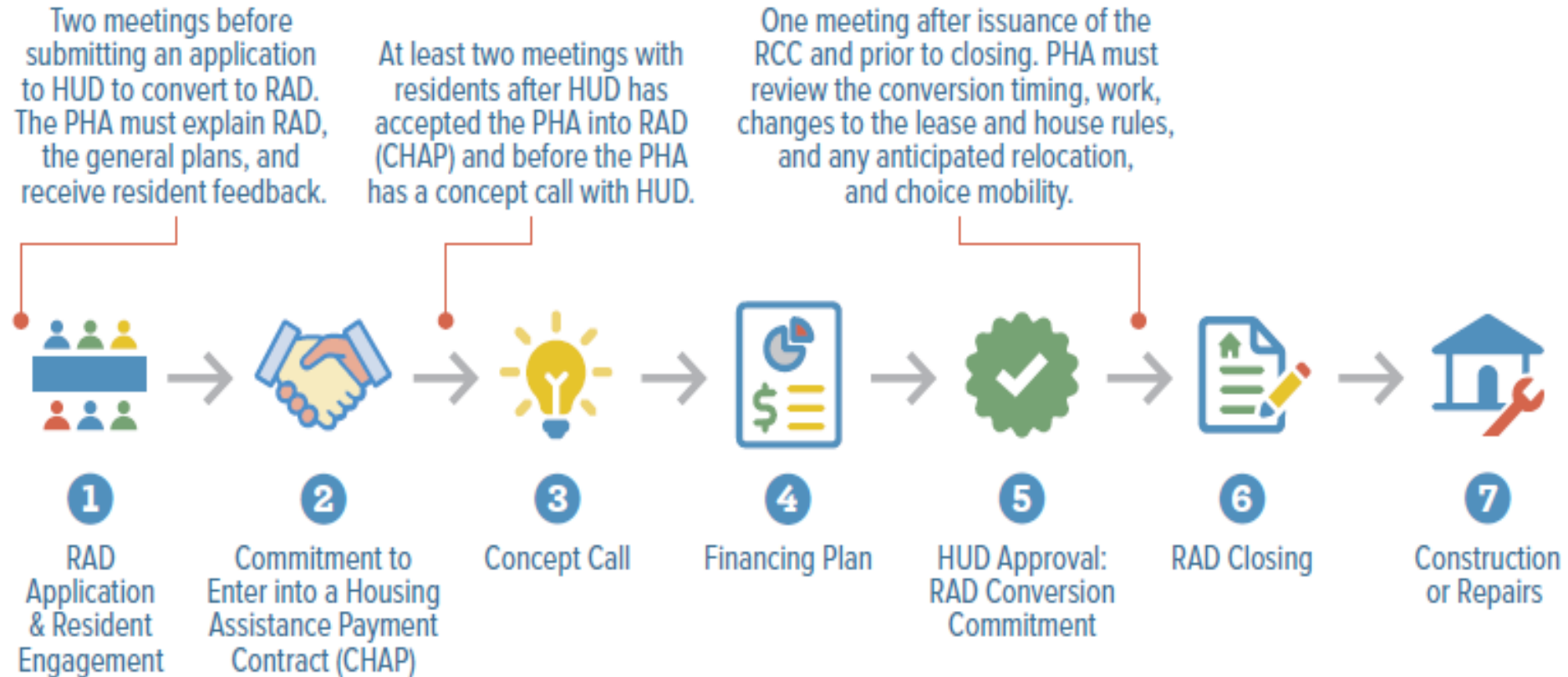
- Right to Remain/ Return
- Right to tenant participation funds
- Right to tenant grievance procedures
- Protection of over-income or over-housed residents
- Choice Mobility
- Resident noticing and meeting requirements
- Relocation assistance and payments
- Access for persons with Limited English Proficiency

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



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)