

**COUNTY OF SAN DIEGO
BOARD OF SUPERVISORS
TUESDAY, MAY 06, 2025**

MINUTE ORDER NO. 7

**SUBJECT: APPROVE APPOINTMENT OF NILSA HIGGINS AS TENANT
COMMISSIONER FOR THE HOUSING AUTHORITY OF THE COUNTY OF
SAN DIEGO BOARD OF COMMISSIONERS (DISTRICTS: ALL)**

OVERVIEW

The Housing Authority of the County of San Diego (County Housing Authority) Board of Commissioners consists of five members of the San Diego County Board of Supervisors and two tenant commissioners. The tenant commissioners, as voting members of the County Housing Authority Board of Commissioners, provide a formal mechanism for participant involvement in the interpretation and enforcement of policies and procedures of housing programs administered by the County Housing Authority.

Today's action requests that the San Diego County Board of Supervisors (Board) approve the appointment of Nilsa Higgins to fill the Senior Tenant Commissioner seat in which the new term will begin on June 1, 2025. In accordance with the California Health and Safety Code section 34290 (b), the Senior Tenant Commissioner seat must be filled by a tenant in either the Section 8 Housing Choice Voucher or Public Housing program who is 62 years of age or older.

This item supports the County of San Diego (County) vision of a just, sustainable, and resilient future for all, specifically those communities and populations in San Diego County that have been historically left behind, as well as our ongoing commitment to the regional *Live Well San Diego* vision of healthy, safe, and thriving communities. In addition, this item supports the County Framework for Ending Homelessness and the Housing Blueprint. This will be accomplished by incorporating the voice of the customer with lived experiences when reviewing and approving key programs.

RECOMMENDATION(S)

CHIEF ADMINISTRATIVE OFFICER

Appoint Nilsa Higgins to serve as Senior Tenant Commissioner for the Housing Authority of the County of San Diego Board of Commissioners for a two-year term commencing on June 1, 2025.

EQUITY IMPACT STATEMENT

The Housing Authority of the County of San Diego (County Housing Authority) administers various rental subsidy programs, funded by U.S. Department of Housing and Urban Development (HUD), intended to assist very low-income families, the elderly, homeless Veterans, and persons with disabilities to afford decent, safe, and sanitary housing in the private market. As mandated by federal regulations, at least 75% of applicants must qualify as an extremely low-income family with income at or below 30% of area median income (\$39,700 for a family of two and/or \$49,600 for a family of four), and the remaining applicants must not exceed the low-income maximum of 50% of the area median income (\$66,150 for a family of two and/or \$82,700 for a family of four).

The County Housing Authority incorporates transparency and open government in the development of policy and budget through presentations to the Resident Advisory Board and involvement of tenant commissioners. Resident Advisory Board meetings are held throughout the year and facilitate

discussion regarding housing needs within the community. Tenant commissioners serve on the County Housing Authority's Board of Commissioners, as required by law. One of the two appointed tenant commissioner seats must be filled by a tenant who is 62 years of age or older. The recruitment was open to current Public Housing residents and Housing Choice Voucher (or Section 8) participants. To engage interested candidates in serving as a tenant commissioner, the County Housing Authority issued a recruitment announcement, a fact sheet, and application via U.S. mail, and via email bulletin. The County Housing Authority is committed to continuing efforts to provide rental assistance and advancing equitable access and opportunity for households served in these programs to live in safe and affordable housing.

SUSTAINABILITY IMPACT STATEMENT

The proposed action to approve the appointment of Nilsa Higgins to fill the Senior Tenant Commissioner seat vacancy will contribute to the County of San Diego Sustainability Goals #1 of engaging the community in meaningful ways, Sustainability Goal #2 of providing just and equitable access, and Sustainability Goal #4 of protecting the health and wellbeing of everyone in the region. Engaging the public and assisting tenants in the policy planning process create intentional collaborative community engagement opportunities that strengthen healthy, safe and thriving communities. The inclusion of tenant commissioners brings a lived experience lens to the governing body of the Housing Authority of the County of San Diego when approving program activities, such as the Public Housing Agency Plan, the annual budget requests for funding, changes in program administration, and implementation of housing programs. These programs serve to remove barriers from low-income families seeking to live in areas of greater economic opportunity. Equitable access to housing reduces the demand for community services, which may lessen the overall environmental impact on the region.

FISCAL IMPACT

Funds for this request are included in the Fiscal Year (FY) 2025-26 Housing Authority of the County of San Diego (County Housing Authority) Recommended Budget. If approved, this request will result in costs and revenue of \$50 per diem compensation for each County Housing Authority Board of Commissioners meeting attended by the tenant commissioners in FY 2025-26, in accordance with California Health and Safety Code section 34274. This per diem compensation will result in annual costs of approximately \$300. The funding source is federal funds provided for the County Housing Authority's program administration. There will be no change in net General Fund costs and no additional staff years.

BUSINESS IMPACT STATEMENT

If approved, today's request will have a positive impact on the business community as it supports the governance of the Housing Authority of the County of San Diego and programs that provide rental assistance income to participating landlords.

ACTION:

ON MOTION of Supervisor Montgomery Steppe, seconded by Supervisor Desmond, the Board of Supervisors took action as recommended, on Consent.

AYES: Anderson, Lawson-Remer, Montgomery Steppe, Desmond

ABSENT: (District 1 Seat Vacant)

State of California)
County of San Diego) §

I hereby certify that the foregoing is a full, true and correct copy of the Original entered in the Minutes of the Board of Supervisors.

ANDREW POTTER
Clerk of the Board of Supervisors



Signed
by Andrew Potter