

STATEMENT OF PROCEEDINGS
COUNTY OF SAN DIEGO
HOUSING AUTHORITY
REGULAR MEETING AGENDA

WEDNESDAY, JUNE 4, 2025, 9:00 AM
COUNTY ADMINISTRATION CENTER
BOARD CHAMBER, ROOM 310
1600 PACIFIC HIGHWAY SAN DIEGO, CA 92101

- A. REGULAR SESSION: Meeting was called to order at 9:01 a.m.

PRESENT: Commissioners Terra Lawson-Remer, Vice-Chair; Joel Anderson; Monica Montgomery Steppe; Jim Desmond; Bianca Berry; also, Ryan Sharp, Assistant Clerk of the Board of Commissioners.

ABSENT: Commissioner Nilsa Higgins, (District 1 Seat Vacant)

- B. Statement (just cause) and/or Consideration of a Request to Participate Remotely (emergency circumstances) by a Commissioner, if applicable.
- C. Non-Agenda Public Communication: Opportunity for individuals to speak to the Board on any subject matter within the Board's jurisdiction but not an item on the agenda. In accordance with the Board's Rules of Procedure, individuals may only speak at one Non-Agenda Public Communication session per meeting. The speaker may select which session (General Legislative or Land Use Legislative Session) to address the Board for Non-Agenda Public Communication at their convenience.
- D. Approval of the Statement of Proceedings/Minutes for the meeting of March 12, 2025.

ACTION:

ON MOTION of Commissioner Desmond, seconded by Commissioner Berry, the Board of Commissioners of the San Diego County Housing Authority approved the Statement of Proceedings/Minutes for March 12, 2025.

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

ABSENT: Higgins, (District 1 Seat Vacant)

NOTICE: THE BOARD OF SUPERVISORS MAY TAKE ANY ACTION WITH RESPECT TO THE ITEMS INCLUDED ON THIS AGENDA. RECOMMENDATIONS MADE BY COUNTY STAFF DO NOT LIMIT ACTIONS THAT THE BOARD OF SUPERVISORS MAY TAKE. MEMBERS OF THE PUBLIC SHOULD NOT RELY UPON THE RECOMMENDATIONS IN THE BOARD LETTER AS DETERMINATIVE OF THE ACTION THE BOARD OF SUPERVISORS MAY TAKE ON A PARTICULAR MATTER.

Agenda Items

Agenda #	Subject
1.	APPROVE THE FISCAL YEAR 2025-26 HOUSING AUTHORITY RECOMMENDED BUDGET, AND ADOPT A RESOLUTION OF THE HOUSING AUTHORITY OF THE COUNTY OF SAN DIEGO BOARD OF COMMISSIONERS APPROVING FISCAL YEAR 2025-26 HOUSING AUTHORITY BUDGET, INCLUDING PUBLIC HOUSING (4 VOTES)

1. **SUBJECT: APPROVE THE FISCAL YEAR 2025-26 HOUSING AUTHORITY RECOMMENDED BUDGET, AND ADOPT A RESOLUTION OF THE HOUSING AUTHORITY OF THE COUNTY OF SAN DIEGO BOARD OF COMMISSIONERS APPROVING FISCAL YEAR 2025-26 HOUSING AUTHORITY BUDGET, INCLUDING PUBLIC HOUSING (DISTRICTS: ALL)**

OVERVIEW

The San Diego County Board of Supervisors established the Housing Authority of the County of San Diego (County Housing Authority) in 1975 in accordance with California law. The County Housing Authority is a local entity that administers housing assistance programs through funding provided by the United States Department of Housing and Urban Development.

The County Housing Authority operates several housing programs that benefit low-income households in the unincorporated area of the county and in the participating cities of Chula Vista, Coronado, Del Mar, El Cajon, Escondido, Imperial Beach, La Mesa, Lemon Grove, Poway, San Marcos, Santee, Solana Beach, and Vista. The County Housing Authority serves approximately 23,600 low-income individuals in the region each month.

Today's actions request the County Housing Authority Board of Commissioners (Board of Commissioners) approve the County Housing Authority recommended budget for Fiscal Year 2025-26. In addition, today's action requests the Board of Commissioners establish and authorize transfer of appropriations, authorize procurement activities as needed, and adopt a resolution.

This item supports the County of San Diego 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. This aligns with the County's Framework for Ending Homelessness and the Housing Blueprint by providing permanent affordable housing and support to vulnerable residents and improving the lives of persons at-risk of and experiencing homelessness.

RECOMMENDATION(S)

EXECUTIVE DIRECTOR/HEALTH AND HUMAN SERVICES AGENCY DIRECTOR

1. Approve the Fiscal Year 2025-26 Housing Authority Recommended Budget.
2. Establish appropriations of \$294,648,902 for the Fiscal Year 2025-26 Housing Authority of the County of San Diego (County Housing Authority). **(4 VOTES)**
3. Authorize the Executive Director of the County Housing Authority to transfer appropriations within the three program groupings of Housing Assistance, Other Housing Programs, and Public Housing for Fiscal Year 2025-26.
4. Authorize the Executive Director of the County Housing Authority, consistent with Housing Authority procurement policies, to negotiate and sign contracts needed to implement the Fiscal Year 2025-26 budget.

5. Adopt a Resolution entitled: A RESOLUTION OF THE HOUSING AUTHORITY OF THE COUNTY OF SAN DIEGO BOARD OF COMMISSIONERS APPROVING FISCAL YEAR 2025-26 HOUSING AUTHORITY BUDGET, INCLUDING PUBLIC HOUSING.
6. Authorize the Chair of the County Housing Authority Board of Commissioners, or designee, acting on behalf of the Board of Commissioners, to certify the Public Housing Authority Board Resolution approving the Fiscal Year 2025-26 Housing Authority Recommended Budget.

EQUITY IMPACT STATEMENT

The Housing Authority of the County of San Diego (County Housing Authority) administers various rental subsidy programs funded by the United States Department of Housing and Urban Development (HUD), intended to assist very low-income families, the elderly, homeless veterans, and persons with disabilities with access to housing in the private market. As mandated by federal regulations, at least 75% of applicants must qualify as an extremely low-income family earning 30% of area median income or less (\$39,700 for a family of two and/or \$49,600 for a family of four) and the remaining applicants must not exceed low-income amount of 50% of area median income or less (\$66,150 for a family of two and/or \$82,700 for a family of four). To ensure equitable access to affordable housing opportunities, the County Housing Authority gives highest priority to applicants who live or work in the County Housing Authority jurisdiction and meets one or more of the following criteria in the household: working applicant, elderly person, person with disabilities, dependent children, applicant experiencing or at risk of homelessness, and veterans or surviving spouses of veterans.

As of February 2025, the leased participant distribution includes:

Household Profile*	Family Members*
<ul style="list-style-type: none"> • 67% where head of the household or spouse is either elderly and/or disabled • 44% are elderly and/or disabled single tenants • 29% of participants have children in the households • 11% are single parents with children in the households • 9% of all households have a veteran as head of the household 	<ul style="list-style-type: none"> • 33% are disabled • 29% are under the age of 18 • 25% are elderly

**Total does not equal 100% due to overlapping categories*

The County Housing Authority provides rental assistance to a diverse population, and is committed to advancing equitable access and opportunity for assisted households to live in safe and affordable housing. Rental assistance voucher holders can choose housing in areas that best fit their individual household needs. To expand housing opportunities for voucher holders, the County Housing Authority provides higher levels of rental assistance in neighborhoods with greater opportunity.

SUSTAINABILITY IMPACT STATEMENT

Today's actions support the County of San Diego Sustainability Goal #1 to engage the community and Sustainability Goal #2 to provide just and equitable access. The County Housing Authority Board of Commissioners, who is the governing body of the Housing Authority of the County of San Diego (County Housing Authority) and is inclusive of two tenant commissioners, brings a lived experience lens when approving program activities, such as the County Housing Authority Annual 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

If approved, this request will result in costs and revenue of \$294,648,902 in Fiscal Year 2025-26 in the Housing Authority of the County of San Diego. The funding sources are the United States Department of Housing and Urban Development, United States Department of Agriculture, Housing Choice Voucher Administrative Reserve Fund, Santee Successor Agency, Public Housing Operating Reserve Fund, Public Housing Rental Revenue, State grants and other miscellaneous revenues. There will be no change in net County General Fund cost and no additional staff years.

BUSINESS IMPACT STATEMENT

This request will have a positive impact on the business community, as the recommended budget will provide rental income to landlords participating in housing assistance programs.

ACTION:

ON MOTION of Commissioner Montgomery Steppe, seconded by Commissioner Desmond, the Board of Commissioners took action as recommended, on Consent, and adopted Resolution No. 25-046, entitled: A RESOLUTION OF THE HOUSING AUTHORITY OF THE COUNTY OF SAN DIEGO BOARD OF COMMISSIONERS APPROVING FISCAL YEAR 2025-26 HOUSING AUTHORITY BUDGET, INCLUDING PUBLIC HOUSING.

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

ABSENT: Higgins, (District 1 Seat Vacant)

There being no further business, the Board of Commissioners of the San Diego County Housing Authority adjourned at 3:21 p.m.

ANDREW POTTER
Clerk of the Board of Commissioners
of Housing Authority

Notes By: Valdivia

NOTE: This Statement of Proceedings sets forth all actions taken by the County of San Diego Board of Commissioners of the Housing Authority on the matters stated, but not necessarily the chronological sequence in which the matters were taken up.

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