

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

WEDNESDAY, MARCH 4, 2026, 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 9:06 a.m.

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

ABSENT: Commissioner Nilsa Higgins

B. 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.

Agenda Items

Agenda #	Subject
1.	NOTICED PUBLIC HEARING: APPROVE THE PUBLIC HOUSING AGENCY ANNUAL AGENCY PLAN AND SUPPORTING POLICY DOCUMENTS; AMEND AND APPROVE THE FY 2025-29 5-YEAR AGENCY PLAN AND THE SIGNIFICANT AMENDMENT TO THE FY 2025-26 ANNUAL AGENCY PLAN; AUTHORIZE THE EXECUTIVE DIRECTOR OF THE COUNTY HOUSING AUTHORITY TO EXECUTE ALL PUBLIC HOUSING AGENCY CERTIFICATIONS; APPROVE THE PUBLIC HOUSING 5-YEAR CAPITAL FUND PROGRAM PLAN; AUTHORIZE APPLICATIONS FOR ADDITIONAL PROGRAM FUNDING AND CREATION OF NEW OR EXPANSION OF EXISTING PARTNERSHIPS

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- SUBJECT: NOTICED PUBLIC HEARING:
APPROVE THE PUBLIC HOUSING AGENCY ANNUAL AGENCY PLAN AND SUPPORTING POLICY DOCUMENTS; AMEND AND APPROVE THE FY 2025-29 5-YEAR AGENCY PLAN AND THE SIGNIFICANT AMENDMENT TO THE FY 2025-26 ANNUAL AGENCY PLAN; AUTHORIZE THE EXECUTIVE DIRECTOR OF THE COUNTY HOUSING AUTHORITY TO EXECUTE ALL PUBLIC HOUSING AGENCY CERTIFICATIONS; APPROVE THE PUBLIC HOUSING 5-YEAR CAPITAL FUND PROGRAM PLAN; AUTHORIZE APPLICATIONS FOR ADDITIONAL PROGRAM FUNDING AND CREATION OF NEW OR EXPANSION OF EXISTING PARTNERSHIPS (DISTRICTS: ALL)**

OVERVIEW

The United States Department of Housing and Urban Development (HUD) requires housing authorities to prepare a Public Housing Agency (PHA) Plan as a comprehensive guide to a housing authority's policies, programs, operations and strategies for meeting local housing needs and goals. The Annual Agency Plan includes two main components - the Housing Choice Voucher (HCV) Program Administrative Plan and the Public Housing Admissions and Continued Occupancy Policy (ACOP). The Board of Commissioners approved the Annual Agency Plan for FY 2025-26 and the Five-Year Agency Plan for FY 2025-29 on March 12, 2025 (HA01).

The County Housing Authority serves the cities of Chula Vista, Coronado, Del Mar, El Cajon, Escondido, Imperial Beach, La Mesa, Lemon Grove, Poway, San Marcos, Santee, Solana Beach, Vista and the unincorporated county areas. The County Housing Authority owns and operates 121 public housing units at four sites located in the City of Chula Vista.

HUD requires public notice, a 45-day public comment period prior to the public hearing for the PHA Plan. The County Housing Authority released drafts of its FY 2026-27 Annual Agency Plan, amendment of its FY 2025-29 5-Year Agency Plan and significant amendment to its FY 2025-26 Annual Agency Plan for public review and comment on January 16, 2026. This hearing provides an opportunity for the County Housing Authority to receive public comment on the PHA plan, and the amendments related to the Public Housing Financial Repositioning.

On November 5, 2025 (HA01), the Board of Commissioners approved the County Housing Authority to apply for the repositioning of Public Housing sites, transition to a Project-Based Voucher (PBV) model, and establish an LLC. The County Housing Authority has applied to HUD to convert 121 public housing units across four sites to PBV assistance under the Rental Assistance Demonstration (RAD) Program, in accordance with applicable HUD notices. Additionally, HUD requires the submission and approval of a Significant Plan Amendment to the Agency Plan as part of the Public Housing RAD/Section 18 Small PHA Blend Financial Repositioning process.

Today's action requests the Board to adopt a resolution to approve the Annual Agency Plan for FY 2026-27, amend and approve the Five-Year Agency Plan for FY 2025-29 to incorporate Public Housing financial repositioning, and approve a significant amendment to the Annual Plan

for FY 2025-26. Today's requested actions will also adopt a resolution to approve the Public Housing Capital Fund 5-Year Action Plan for 2026-30.

These items support 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 underserved, as well as the ongoing commitment to the regional *Live Well San Diego* vision of healthy, safe, and thriving communities. This item also supports the County's Framework for Ending Homelessness and the Housing Blueprint as the programs administered according to the County Housing Authority's Plan provide affordable housing opportunities for approximately 10,700 low-income households in the County Housing Authority's jurisdiction.

RECOMMENDATION(S)

CHIEF ADMINISTRATIVE OFFICER

1. Find, in accordance with Section 15060(c)(3) of the California Environmental Quality Act (CEQA) Guidelines that the adoption of a Resolution to approve the County Housing Authority Fiscal Year (FY) 2026 - 27 Annual Agency Plan and to authorize the Board Chair and the Executive Director of the County Housing Authority or designee, to execute all required certifications for submittal to HUD are administrative in nature, and; therefore, are not projects as defined in the state CEQA Guidelines Section 15378.
2. Hold this public hearing to receive public comments on the County Housing Authority's Agency Plan for FY 2026-27, amend and approve the Five-Year Agency Plan for FY 2025-29 to incorporate Public Housing financial repositioning, and approve a significant amendment to the Annual Plan for FY 2025-26.
3. Adopt a Resolution entitled: A RESOLUTION OF THE HOUSING AUTHORITY OF THE COUNTY OF SAN DIEGO BOARD OF COMMISSIONERS APPROVING THE PUBLIC HOUSING ANNUAL AGENCY PLAN, AND SUPPORTING POLICY DOCUMENTS.
4. Authorize the Board Chair and the Executive Director of the County Housing Authority or designee, to execute all Public Housing Agency certifications and submit the certifications to HUD.
5. Authorize the submittal of the County Housing Authority FY 2026-27 Annual Agency Plan and copy of the Resolution to HUD by Executive Director of the County Housing Authority or designee.
6. Authorize the Board Chair and the Executive Director of the County Housing Authority or designee, to approve and submit the amendment to the FY 2025-29 5-Year Agency Plan and significant amendment to the FY 2025-26 Annual Agency Plan. Based on the amendment, the Housing Authority of the County of San Diego will contribute an estimated amount of \$27,000 in Operating Reserves and \$350,000 in Capital Funds toward the Public Housing Financial Repositioning.
7. Approve the Public Housing Capital Fund 5-Year Action Plan for 2026-30.

8. Authorize the County Housing Authority to apply for new funding or voucher opportunities as they become available and create new or expand existing partnerships towards the goal of expanding affordable housing opportunities for those in need.

EQUITY IMPACT STATEMENT

The County Housing Authority administers various rental assistance programs funded by the United States Department of Housing and Urban Development (HUD) intended to assist very low-income households 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 earning 30% of the 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 the low-income threshold of 50% of the area median income or less (\$66,100 for a family of two and/or \$82,700 for a family of four).

The County Housing Authority has established local preferences within the Housing Choice Voucher Administrative Plan and Public Housing Admissions and Occupancy Policy for waiting list applicants to ensure the most vulnerable populations receive priority for assistance. Established preferences have been in the plans for over 20 years. To ensure equitable access for communities who have historically suffered from inequalities and inequities, the County Housing Authority gives priority to applicants who have one or more of the following members in the household: working applicant, elderly person, disabled person, dependent children, homeless applicant, veteran, or surviving spouse of veteran.

The participant distribution as of February 2026, is noted below. Due to the overlapping categories, the total does not equal 100%:

- 42.9% are elderly and/or disabled single tenants
- 9.3% are single parents with children in the household
- 12.3% have children in the household
- 66.1% have a head or spouse who is either elderly and/or disabled

The County Housing Authority is committed to providing greater access to areas with higher opportunities by 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 level of rental assistance in neighborhoods with greater opportunity.

The County Housing Authority incorporates “voice of the customer” in development of policy and budget through consultation with the Housing Authority’s Resident Advisory Board and through the inclusion of tenant commissioners on the Housing Authority Board of Commissioners. The County Housing Authority is committed to transparency and open government and the PHA plan is broadly distributed to stakeholders for public review and comment prior to adoption by the County Housing Authority’s Board of Commissioners.

SUSTAINABILITY IMPACT STATEMENT

The proposed actions will advance the County of San Diego (County) Sustainability Goals #1, #2 and #4 by engaging the community in meaningful ways, providing just and equitable access to County services, and protecting the health and well-being of residents. Engaging the public

and assisted tenants in the policy planning process creates intentional collaborative community engagement opportunities that strengthen healthy, safe, and thriving communities. Resident Advisory Board meetings are held throughout the year and facilitate discussion regarding housing needs within the community. The inclusion of tenant commissioners also brings a lived experience lens to the governing body of the County Housing Authority 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.

FISCAL IMPACT

Recommendations 1-5 and 7-8

These recommendations have no fiscal impact. There will be no change in net General Fund Costs and no additional staff years.

Recommendation 6:

Funds for this request are included in the Fiscal Year (FY) 2025-26 Housing Authority Budget. If approved, this request will result in an estimated contribution of \$27,000 in Operating Reserves and \$350,000 in Capital Funds towards the Public Housing Financial Repositioning. There will be no change in net General Fund costs and no additional staff years.

BUSINESS IMPACT STATEMENT

If approved, today's recommendations will have a positive impact on the business community, as rental payments made through the Housing Choice Voucher Program are made to private landlords within the jurisdiction of the County Housing Authority.

ACTION:

ON MOTION of Commissioner Montgomery Steppe, seconded by Commissioner Desmond, the Board of Commissioners took action as recommended and adopted Resolution No. 26-014 entitled: A RESOLUTION OF THE HOUSING AUTHORITY OF THE COUNTY OF SAN DIEGO BOARD OF COMMISSIONERS APPROVING THE PUBLIC HOUSING ANNUAL AGENCY PLAN, AND SUPPORTING POLICY DOCUMENTS.

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

ABSENT: Higgins

There being no further business, the Board of Commissioners of the San Diego County Housing Authority adjourned at 11:10 a.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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