

**RAB Meeting
September 25, 2025
RAB Meeting Comments**

Question:

Cynthia Jordan: You talk about all the different rules about people with families and family members moving in, moving out, and this and that. So, is there any rule on a person that moves into, like, the house I stay in. We call them projects, right? And they get the house, but they actually don't live there. Maybe come there once a week, turn the light on, turn the light off, look out the window, whatever. Is there a rule pertaining to that?

Answer:

There absolutely is a rule. If somebody you know is leasing a unit and not really living there. Generally, we need to know those kinds of things. And then we do an investigation and find out its fraud, and we handle it. When we find out there is misuse, people lose their homes.

Question:

Saleemah Alhark: How is income calculated or assets, referring to 401C or 403B and the limits?

Answer:

There is a limit to assets, you can't have more than \$100,000 in assets. Retirement is excluded, for example 401K & 401 and FSS accounts are also excluded. When you retire the amount, they pay you each month is considered income.

Question:

Patricia Rivas: How do we know when there are grants available to apply for?

Answer:

There is a website grants.gov. You can also go to HUD website and search NOFO

**RAB Meeting
October 2, 2025**

RAB Meeting Comments

Question:

Mendi: Is there anything in writing about Mental Health issues and behavioral issues and if that ties in with reasonable accommodations, or what other section might I find that?

Answer:

I don't know if you can have specific disability, but anyone the has that has a disability and needs accommodation may request a reasonable accommodation.

Question:

Deborah Drake: If you have a child with custody of 50-50 not 51-50 1% more how does that work?

Answer:

Ultimately one will have to claim them as their household member for us to provide rental assistance, the other one cannot claim them and then apply for rental assistance somewhere else. If we can't make the call, we will bring in someone that can.

Question:

Mendi: Where might I find any regulations about fire and safety issues, what Housing is responsible for and what is the Tenant responsible for and evacuation?

Answer:

I don't think it is in the lease. It's certainly in the inspection requirements that we have with the program. Evacuation is Health and Safety that comes down to building code standards. There are local codes, state codes and federal codes we are required to abide by the most restrictive of those.

Question:

Timothy Stelly: We got the new street sign for Chiquita Court, but it is still wrong on the other side street and Google Maps?

Answer:

The signage comes from the County Public Works; Noor can reach out to them.

Question:

Deborah Drake: Will you have the format at the final meeting?

Answer:

No. If I can I will provide a rough draft.

Question:

Mendi: If I want to ask a question or have a suggestion regarding Section 13, N and O and BB section I can email you or Tony?

Answer:

Absolutely.

Question:

Mendi: Non-dwelling equipment, what might that refer to?

Answer:

It can be HVAC systems. If it's not part of a dwelling unit then it fits into the category.

Question:

Saleemah Alhark: The COVID evictions you talked about was it because of late or not paying?

Answer:

It's because they didn't pay.

Question:

Saleemah Alhark: Send the wish list to you?

Answer:

Yes

Question:

Saleemah Alhark: Could you explain the over income policy?

Answer:

In Public Housing If you are over the HUD provided income, we will send you a notice telling you your over income. In a year we will recalculate if you are still over income, we will send another letter letting you know that if your over income for 24 consecutive months you can no longer be part of our program. And you have 6 months to relinquish your unit.

RAB Meeting

October 16, 2025

RAB Meeting Comments

Question:

Joanne Segura: Regarding adding a family member. I have a grandson that attempted to commit suicide, he holds a job but is unable to pay full market rent. Could he be added to my lease?

Answer:

It doesn't qualify to add him to the lease.

Question:

Who's going to make the determination of whether we need to a reassessment and what's the time frame?

Answer:

There is no time frame, but if we get into a scenario where over the years people have been turning in their SSI, and all a sudden they're not, we should check into it.

Question:

Joanne Segura: They recently told me at the Social Security Office I would no longer receive SSI but I will receive SS it's the same amount of money.

Answer:

Your doctor needs to certify that you are still disabled.

Question:

Who is the custodian of all these documents?

Answer:

All the executed documents will end up in the Annual Plan 2026 folder in the S drive the shared drive.

Question:

Debra: Are the scattered sites at Las Deltas started selling?

Answer:

Yes, one has sold.

Question:

Debra: Is there any sale happening with Bayo Vista in Rodeo?

Answer:

Bayo Vista is part of a broader plan to convert everything to Project Based Vouchers.

Question:

Debra: If you move some units at Bayo Vista will those units be replaced somewhere else?

Answer:

Yes.

Question:

How do you determine the value of the properties that are rented under the program?

Answer:

Any time someone leases a unit in our program and anytime there's a rent adjustment of a unit there must be a comparability study done.

Question:

Do you average the rent?

Answer:

No.

Question:

Debra: D1C Step 5 Question about skipping a family on the waitlist?

Answer:

If there are people that need specifically built-out units for disability, we can skip down the waitlist and pick them.