



Housing Authority of the County of San Diego

Resident Advisory Board Meeting

Tuesday, January 13, 2026 | 10:00AM-11:30AM

IN PERSON & VIRTUAL

Meeting Minutes

Order of Business

Attendees:

- Housing Authority: (12) J. Gilham, J. Mendez, A. Ricciardi, J. Duran-Estrada, N. Nguyen, B. Castillo, N. Tapp, E. Delfierro, N. Tapp, R. Luevano, R. Ramirez, N. Varshay
- Resident Advisory Board (5) D. Sundberg, A. Acosta, T. Fleming, M. McKell, D. Simpson
- Visitors: Sixty-Three Members of the public including Housing Authority Residents and participants, identified either by meeting name or telephone number

Meeting Called to Order at 10:21 AM by Chairperson Darlene Simpson affirming a quorum.

Agenda

- I. **Welcome/Introductions (Jasmine Gilham)**
 - a. Opening remarks with overview of the meeting agenda and HACSD programs.
- II. **RAB Overview and Call to Order (Ngocvan Nguyen)**
 - a. **RAB Business:**
 - i. House rules for the meeting
 - ii. 05-13-2025 Meeting Minutes - Approved
- III. **Presentation: Agency Plan Updates (Anthony (Ricciard)**
 - a. **Agency Plan**
 - i. Hud requires Annual agency plan that includes two components of
 - ii. New PBV Developments included Windsor Point in Carlsbad and La Sabila located in Vista
 - iii. HACSD awarded HUD-VASH PBV units to Windsor Pointe and are in development for to begin HAP at La Sabila in January 2027.
 - iv. New future developments include Union Tower in National City, Villa Serena II in San Marcos, and Alvarado located in Fallbrook, with an estimated completion date of May 2026.
 - b. **Administrative Plan (A Ricciardi)**
 1. Updates include alternative waivers for Mainstream for Mainstream and FUB vouchers
 2. Added EHV as a special local preference for HCV program
 3. Updated VAWA chapter to include updated definition of domestic violence, economic abuse, and technological abuse.

4. Can now use arrest records as denial of assistance.

c. FY 2025-26 D Admissions and Continued Occupancy Plan (ACOP) (N. Varshay)

1. Updated VAWA language for ACOP

IV. Presentation: Program Updates (Anthony Ricciardi)

a. **Waitlist**

- i. HACSD will be closing their waitlist on February 20, 2026, at 11:59pm and the closure does not affect people that are already on the waiting list.
- ii. Due to current and projected federal funding levels, HACSD does not anticipate selecting new applicants in the near future.

V. Presentation: Case management System Updates (Amira Sawaya)

a. **New Case Management System**

- i. Yardi system went live in October 2025.
- ii. The new case management system enhances overall experience for participants and landlords by allowing them to upload documents directly to the portal, complete recertifications online, and view upcoming inspections and their results.

VI. Presentation: Public Housing Updates (Nancy Varshay and Robin Ramirez)

a. **PH Updates**

- i. HACSD operates 4 Public Housing sites in Chula Vista and three locations service low-income residents, and one services senior residents.
- ii. 2026 Grant amount is anticipated to be 367,143
- iii. New furnaces, water heaters, ADA improvements, gates, flooring and windows are being proposed for use of the grant funding.

b. **Repositioning**

- i. Public Housing was approved to apply for repositioning to convert residents from public housing to HCV or PBV.
- ii. Monthly rental costs will remain income based.
- iii. Annual and 5-Year Plan amendments include repositioning and grievance process for residents.

VII. Public Questions/Comments/Resources

a. Floor opened to general attendee comments. The public asked questions regarding distinction on VAWA protection language, Waitlist Eligibility, technical issues with the portal, increase in tenant portions, caseworker response times, and notification of new PBV developments

VIII. Meeting Adjournment

a. Anthony Ricciardi adjourned the meeting at 11:23am