



## **Housing Authority of the County of San Diego**

### **Resident Advisory Board Meeting**

**Tuesday, May 13, 2025 | 11:30AM-12:30PM**

IN PERSON & VIRTUAL

Meeting Minutes

### **Order of Business**

#### **Attendees:**

- Housing Authority: (14) J. Gilham, J. Mendez, A. Ricciardi, J. Duran-Estrada, P. Bounsavath, N. Nguyen, E. Guzman, L. De La O-Barrios, L. Downing, B. Castillo, J. Hart, J. Swaykos, G. Surget, B. Slattebo,
- Resident Advisory Board (4) D. Simpson, D. Sundberg, T. Flemming, D. DeVaughn, Marnyce McKell
- Visitors: Twenty-six Members of the public including Housing Authority Residents and participants, identified either by meeting name or telephone number

**Meeting Called to Order at 11:50 AM by Chairperson Darlene Simpson affirming a quorum.**

### **Agenda**

- I. RAB Overview and Call to Order (Ngocvan Nguyen)**
  - a. RAB Business:**
    - i. House rules for meeting**
    - ii. 01-16-2025 Meeting Minutes- Approved**
- II. Presentation: Fiscal Updates (Lorena De La O-Barrios)**
  - a. County Housing Authority Highlights**
    - i.** The County Housing Authority provides housing stability through several rental assistance programs to over 12,000 households which represent 27,000 low-income residents and persons at-risk of and experiencing homelessness.
    - ii.** \$20 millions in rental assistance per month through local payments to landlords.
    - iii.** The Housing Authority partners with 4,100 landlords that rented units to participants.
    - iv.** The County Housing Authority also owns and operates four public housing sites in Chula Vista which consist of 121 affordable housing homes and an affordable housing site in San Marcos for low-income agricultural workers.
  - b. FY 2025-26 Draft Recommended Budget**
    - i.** The overall budget is \$294.6 million. This a net increase of \$5.7 million or 2.0% from last year's adopted budget.
    - ii. Budget Highlights**
      - 1. Housing assistance increased by \$5.6 million**
        - a. Increase mainly in the anticipated port ins**

- b. Offset by a decrease in Tenant Based Rental Assistance.
    - 2. Public Housing
      - a. Increased by \$0.1 million
        - i. Increase due to property management contract costs
      - iii. The draft budget will be presented to the Board on 06/04/2025 for adoption
- III. **Presentation: Public Housing Updates (Guillaume Surget)**
  - a. **Public housing Sites**
    - i. The housing authority owns four public housing properties in Chula Vista.
  - b. **Financial Repositioning Overview**
    - i. Repositioning is the removal of a property from the Public Housing program and replacing it with Section 8 assistance
    - ii. Proposing to convert under the Rental Assistance Demonstration (RAD/Section 18 Small PHA Blend Option)
    - iii. Benefits include:
      - 1. Improved financial stability and living conditions by allowing access to additional funding to make building improvements and other amenities long term.
      - 2. Preservation of affordable housing
      - 3. Resident protections – They save the same basic rights and protections under the Public Housing program, such as the right to remain in their unit.
      - 4. Choice-mobility - Residents may have the right to move to other units after a period of time, providing more housing choice
  - c. **RAD/ SECTION 18 SMALL PHA BLEND**
    - i. Transition from Public Housing to Section 8
      - 1. The four Public Housing
    - ii. Transfer of Properties to a non-profit organization or an LLC Corporation
    - iii. Long-term PBV HAP Contract
    - iv. Rents set at 30% of adjusted income
    - v. Unit rehabilitation
    - vi. Disposition of Public Housing
- IV. **Presentation: Program Updates (Anthony Ricciardi)**
  - a. **Agency Plan for Fiscal Year (FY) 2025-2026**
    - i. **Plan was approved by the Board of Commissioners**
    - ii. **The plan was submitted to HUD in mid-April.**
  - b. **HOTMA Updates**
    - i. HUD has paused implementation of most of Sections 102 and 104 of Housing Opportunity Through Modernization Act of 2016 (HOTMA) at this time.
    - ii. Recent notice from HUD directed Public Housing Agency's (PHA) to implement portions of HOTMA related to definitions and income exclusions effective 7/1/2025.
    - iii. An informational notice was sent to participants with certification dates in 07/2025 and 08/2025 regarding the change. Participants with recertifications due in 9/2025 and beyond will have notice sent to them with their recertification packets.

**V. Public Questions/Comments/Resources**

- a. Floor opened to general attendee comments. The public asked questions regarding rent increases, consumer priced index, small area fair market rent, public housing sites being converted into Section 8, landlord obligations, and inspection of units.

**VI. Meeting Adjournment**

- a. Ngocvan (Vana) Nguyen adjourned the meeting at 12:31PM

Next meeting date is tentatively scheduled for January 2026.