



COUNTY OF SAN DIEGO  
HEALTH AND HUMAN SERVICES AGENCY



LIVE WELL  
SAN DIEGO

## Housing Authority of the County of San Diego Resident Advisory Board Meeting

Tuesday, May 19, 2026, 10:00 AM – 11:30 AM  
Housing and Community Development Services  
Sycamore Conference Room  
3989 Ruffin Rd  
San Diego, CA 92123

IN PERSON & VIRTUAL  
Meeting Minutes  
Order of Business

### Attendees:

**Housing Authority:** (20) P. Bounsavath, N. Nguyen., E. Guzman, G. Japlit, R. Ramirez, A. Ricciardi, A. Sawaya, L. DeLaughter., J. Mendez, N. Rodriguez, H. Cortell, L. Delfierro, J. Polanco, Belinda, F., M. Colon, J. Swaykos, A. Mendoza, N. Tapp, J. Hart, F. Motley.

**Resident Advisory Board:** (5) D. Simpson, D. Sundberg, M. Mckell, R. Jacobs, A. Acosta (Virtual).

**Visitors:** (9) Members of the public including Housing Authority Residents and participants, identified either by meeting name or telephone number. (11 people attended via Microsoft Teams)

Meeting Called to Order at 10:06 AM by Chairperson Darlene Simpson affirming a quorum.

- I. **Welcome/Introductions (Lea DeLaughter/Ngocvan Nguyen)**
  - a. Opening remarks with overview of the meeting agenda and HACSD programs.
- II. **RAB Overview and Call to Order (Ngocvan Nguyen)**
  - i. **RAB Business:**
    - i. House rules for the meeting
    - ii. 1/13/2026 Meeting minutes- Approved
- III. **Presentation: Fiscal Year Recommended Budget Overview and Comment Solicitation**
  - i. **Fiscal Year 2026-27 Recommended Budget Over (Janida Hart).**
    - i. County Housing Authority Highlights
    - ii. FY 2026-27 Recommended Budget
    - iii. Budget \$293.7M, \$0.9M Decrease of -0.3%.

**Brown Act Procedure:** As required by California Government Code 54950 et seq. (Ralph M. Brown Act), a copy of the packet of information that was provided to Resident Advisory Board (RAB) members at the point of posting of this agenda has been placed in the lobby window at 3989 Ruffin Road, San Diego, CA 92123, for public inspection, and is available at the site of the meeting for public inspection. Members of the public wanting their own copy of the advance materials may request them under Government Code 6250 et seq. (Public Records Act) and receive them on payment of copying charges of \$0.20/page, and actual mailing charges, if mailing of the material is requested. If you are planning to attend and need disability or language accommodations to access the meeting, please call Vana Nguyen at (858) 694-8759, at least three days in advance of the meeting.



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**Question:** President made budget request for 2027- eliminating HOPWA program to \$0, SDBG, and HOME 5-13% reduction. How is the County preparing for budget cuts?

**Answer:** HACSD will continue to monitor the situation and adjust accordingly.

**Question:** Federal policy is to shift burden to the State, is HACSD considering contacting the CA Governor's office for allocation of funding?

**Answer:** HACSD is federally funded, HUD will be communicating how much funding is being awarded for the next fiscal year. HUD has other available set aside administrative fees for PHAs who may need it.

**Question via Team:** Can you explain how the decrease is offset again please?

**Answer:** The decrease is tied to the Housing Assistance due to the EHV program, limited and winding down, reduction of port-in vouchers, less people from other counties wanting to move to San Diego.

#### IV. Informational: Program/Policy Updates (Ngocvan Nguyen/Amira Sawaya/Erica Guzman)

- i. Agency Plan approved 3/4/2026 and submitted to HUD on 4/8/2026.
- ii. HACSD reappointed Tenant Commissioner general seat and alternate.
- iii. Amira- Case Management Updates
  - i. HACSD launched RentCafe in October 2025.
  - ii. Benefits of RentCafe
  - iii. **Question:** Have the HOPWA forms been updated in Yardi for applicants and tenants?  
**Answer:** HACSD will re-review the HOPWA forms in Yardi to ensure they align with current policies.
- iv. Erica- Project-Based Voucher (PBV) Program update
  - i. Discussed two new developments (Mirasol Meadows and Villa Serena Phase II).
  - ii. **Question via Teams:** Are these units taking applications?  
**Answer:** The waitlist for these developments closed on 3/20/2026.
  - iii. **Question:** If someone living in a PBV do you have to stay there or apply to other PBVs?  
**Answer:** Tenants living in a PBV development may request to transfer to a different PBV development if available and approved. Tenants can apply for the waiting lists for any new PBVs once the waiting lists is open. PBV

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residents also have option of requesting to be transitioned to HCV after a year, but that is based on funding availability.

- iv. **Question:** How far in advance does HACSD provide notice of a new waitlist opening?

**Answer:** HACSD generally does 30 day public noticing for a new waitlist opening.

#### V. Informational: Resident Advisory Board Recruitment (Ngocvan Nguyen)

- i. HACSD is recruiting a new cohort of Resident Advisory Board members.
- i. RAB Chair shared insight on being an RAB member.
- Question:** Is there a personal experience that brought you to the board and how do you communicate with other residents to elevate to the PHA.
- Answer:** There are meetings held, talk to other residents on Section 8, suggest for people to submit inquiries on website and/or bring these questions to the RAB meetings.
- ii. Email blast on 5/26/2026 to submit applications.

#### VI. Public Questions/Comments/Resources

- i. Floor opened to general attendee comments.
- ii. Other public comments on non-agenda items: Will the HOPWA waiting lists be obsolete?

#### VII. Meeting Adjournment

- a. Meeting adjourned at 10:55am.

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