

**HOUSING AUTHORITY OF THE CITY OF SAN DIEGO
REGULAR MEETING MINUTES
MAY 12, 2026
CITY COUNCIL CHAMBERS – 12TH FLOOR**

ATTENDANCE

Present:

Council President Joe LaCava, District 1
Councilmember Jennifer Campbell, District 2
Councilmember Stephen Whitburn, District 3
Councilmember Henry Foster III, District 4
Council President Pro Tem Kent Lee, District 6
Councilmember Vivian Moreno, District 8
Councilmember Sean Elo-Rivera, District 9

Absent:

Councilmember Marni von Wilpert, District 5
Councilmember Raul Campillo, District 7

The Regular Meeting of the Housing Authority of the City of San Diego was called to order at 2:56 p.m.

DISCUSSION AGENDA

Item 3: HAR26-006 Final Bond Authorization for Mercado Apartments

City Council companion item

Colin Miller, Senior Vice President of Real Estate Development, Real Estate Division, San Diego Housing Commission, and Michelle Muniz, Director of Underwriting, Real Estate Division, San Diego Housing Commission, presented the request for approval.

Public testimony by Allegedly Audra, the Gambler, Blair Beekman, Hector, and Michael Schmidt.

Motion by Councilmember Moreno to approve the staff recommendations. Seconded by Councilmember Elo-Rivera and passed by a vote of 7-0, with Councilmember Campillo and Councilmember Von Wilpert not present.

That the Housing Authority of the City of San Diego (Housing Authority) take the following actions:

- 1) Authorize the issuance of a tax-exempt Housing Authority of the City of San Diego Multifamily Housing Revenue Notes in an aggregate amount not to exceed \$30,073,052 to facilitate MAAC Mercado L.P.'s acquisition and new construction of 92 housing units and rehabilitation of 132 existing units for a total of 224 housing units at Mercado Apartments at 2001 Newton Ave. in the Barrio Logan Community Plan neighborhood of San Diego. Mercado Apartments will consist of 222 rental housing units that will remain affordable for 55 years for individuals and families earning 30 percent to 60 percent of the San Diego Area Median Income (AMI) and two unrestricted managers' units.
- 2) Authorize the San Diego Housing Commission's (SDHC) President and Chief Executive Officer (President and CEO), or designee to execute any and all documents that are necessary to effectuate the transaction and implement these approvals in a form approved by General Counsel and Bond Counsel, and to take such actions that are necessary, convenient or appropriate to implement these approvals upon advice of General Counsel and/or Bond Counsel

Council President LaCava adjourned the Housing Authority at 2:57 p.m. to reconvene as the City Council. The Housing Authority reconvened at 3:06 p.m.

Item 2: HAR26-005 Final Bond Authorization for Hillcrest Hall

City Council companion item

Colin Miller, Senior Vice President of Real Estate Development, Real Estate Division, San Diego Housing Commission, and Michelle Muniz, Director of Underwriting, Real Estate Division, San Diego Housing Commission, presented the request for approval.

Public testimony by Allegedly Audra, Hector, the Gambler, and Blair Beekman.

Motion by Councilmember Whitburn to approve the staff recommendations. Seconded by Councilmember Moreno and passed by a vote of 7-0, with Councilmember Campillo and Councilmember Von Wilpert not present.

That the Housing Authority of the City of San Diego (Housing Authority) take the following actions:

- 1) Authorize the issuance of tax-exempt Multifamily Housing Revenue Bonds in an aggregate amount not to exceed \$20,000,000 and taxable bonds in an amount not to exceed \$40,000,000 to fund Hillcrest Hall LP's acquisition and new construction of Hillcrest Hall, a new affordable rental housing development at 1601 University Ave, in the Uptown Community Plan area, which will consist of 97 units that will remain affordable for 55 years for families earning 30 percent to 70 percent of the San Diego Area Median Income (AMI) and one unrestricted manager's unit.
- 2) Authorize the San Diego Housing Commission's (SDHC) President and Chief Executive Officer (President and CEO), or designee, to execute any and all documents that are necessary to effectuate the transaction and implement these approvals in a form approved by the General Counsel of the Housing Authority and of SDHC and the Bond Counsel, and to take such actions as are necessary, convenient, and/or appropriate to implement these approvals upon advice of the General Counsel and/or the Bond Counsel.

Item 1: Informational Report from the Housing Authority Executive Director

Lisa Jones, Executive Director, Housing Authority of the City of San Diego, presented an update on key programs, projects and agency initiatives.

Public testimony by Allegedly Audra, the Gambler, Hector and Blair Beekman

APPROVAL OF HOUSING AUTHORITY MINUTES

Public testimony by Allegedly Audra and the Gambler.

Motion by Councilmember Moreno to approve the minutes for the Special Meeting of March 17, 2026, and the Special Meeting of April 20, 2026. Seconded by Councilmember Whitburn and passed by a vote of 7-0, with Councilmember Campillo and Councilmember Von Wilpert not present.

NON-AGENDA PUBLIC COMMENT

Allegedly Audra spoke about the City of San Diego's Safe Sleeping Program and homelessness. Blair Beekman spoke about safe sleeping programs and public safety. The Gambler spoke about federal funding and public safety.

Hector spoke about housing, homelessness and free enterprise.
Natalie Raschke spoke about the U.S. Department of Housing and Urban Development, homelessness and the conclusion of the Emergency Housing Voucher program.

Adjournment

Council President LaCava adjourned the Housing Authority meeting at 3:46 p.m.