



SAN DIEGO
HOUSING
COMMISSION

REGULAR MEETING AGENDA

**SAN DIEGO HOUSING COMMISSION
REGULAR MEETING AGENDA
JUNE 5, 2026, 9:00 A.M.
SMART CORNER
4TH FLOOR CONFERENCE ROOM
1122 BROADWAY
SAN DIEGO, CALIFORNIA 92101**

**Chair Eugene “Mitch” Mitchell
Commissioner Kellee Hubbard
Commissioner Johanna Hester
Commissioner Melinda K. Vásquez
Commissioner Antoine “Tony” Jackson
Commissioner Stephen P. Cushman
Commissioner Kwofi Reed**

The San Diego Housing Commission (Housing Commission) Board of Commissioners meets in person. Members of the public who wish to provide Non-Agenda Public Comments or comments on items on the agenda should attend the meeting in person and complete and submit a written speaker slip on the day of the meeting before the item on which they wish to speak is called. Public Comments may also be submitted in writing, as described at the end of the agenda.

**ADDITIONAL INFORMATION ABOUT HOW TO PARTICIPATE IN THIS MEETING IS
PROVIDED AT THE END OF THE AGENDA**

REQUESTS FOR ACCESSIBILITY MODIFICATIONS OR TRANSLATION ACCOMMODATIONS

The Americans with Disabilities Act (ADA) requires accommodations for individuals with disabilities. These may include making agenda information available in other formats and disability-related modifications or accommodations needed to help with meeting participation—including different ways to see meetings and offer public comment. To request accommodations, please contact the Housing Commission’s Communications and Government Relations Division at (619) 578-7550 (voice), (619) 398-2440 (TTY) or by email at SDHCdocketinfo@sdhc.org. Please submit your request at least three business days before the date of the Housing Commission Board of Commissioners meeting. The Housing Commission is committed to resolving accessibility requests quickly to maximize accessibility.

Public comments may be made in any language. The Housing Commission may be able to provide services to translate public comment into English. To request translation services, contact the Housing Commission’s Communications and Government Relations Division at (619) 578-7550 (voice), (619) 398-2440 (TTY) or by email at SDHCdocketinfo@sdhc.org. Please submit your request at least three business days before the date of the Housing Commission Board of Commissioners meeting. The Housing Commission is committed to addressing language translation requests quickly to maximize public participation.



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Los comentarios públicos pueden ser en cualquier idioma. La Comisión de Vivienda podría brindar servicios de traducción al inglés. Para solicitar servicio de traducción, póngase en contacto con el Departamento de Comunicaciones y Relaciones Gubernamentales de la Comisión de Vivienda al (619) 578-7550 (voz), (619) 398-2440 (TTY) o por email a SDHCdocketinfo@sdhc.org. Favor de hacer su solicitud con por lo menos tres días laborales de anticipación antes de la fecha de la sesión de la Mesa Directiva de la Comisión de Vivienda. La Comisión de Vivienda se compromete a responder a las solicitudes de traducción rápidamente para maximizar la participación pública.

Công chúng có thể đóng góp ý kiến bằng bất kỳ ngôn ngữ nào. Ủy Ban Gia Cư có thể cung cấp dịch vụ thông dịch các ý kiến của công chúng sang tiếng Anh. Để yêu cầu dịch vụ thông dịch, xin liên hệ Phòng Truyền Thông và Quan Hệ Chính Quyền của Ủy Ban Gia Cư theo số (619) 578-7550 (thoại), (619) 398-2440 (TTY) hoặc bằng email tại SDHCdocketinfo@sdhc.org. Vui lòng gửi yêu cầu của quý vị ít nhất ba ngày làm việc trước ngày họp Hội Đồng Ủy Viên của Ủy Ban Gia Cư. Ủy Ban Gia Cư cam kết nhanh chóng đáp ứng các yêu cầu thông dịch ngôn ngữ để tăng cường tối đa sự tham gia của công chúng.

Maaaring gawin sa anumang wika ang mga pampublikong komento. Maaaring makapagbigay ang Komisyon sa Pabahay (Housing Commission) ng mga serbisyo upang isalin ang pampublikong komento sa Ingles. Upang humiling ng mga serbisyo sa pagsasalin, makipag-ugnayan sa Dibisyon ng Komunikasyon at Ugnayan ng Pamahalaan ng Komisyon sa Pabahay sa (619) 578-7550 (voice), (619) 398-2440 (TTY) o sa pamamagitan ng email sa SDHCdocketinfo@sdhc.org. Mangyaring isumite ang iyong kahilingan nang hindi bababa sa tatlong araw ng negosyo bago ang petsa ng pagpupulong ng Lupon ng mga Komisyonado ng Komisyon sa Pabahay. Ang Komisyon sa Pabahay ay nakatuon sa pagtugon sa mga kahilingan sa pagsasalin ng wika nang mabilis upang mapakinabangan ang pakikilahok ng publiko.

您可以使用任何語言發表公眾意見。「住房委員會」可以提供翻譯服務將公眾意見譯成英文。如要申請翻譯服務，請致電 (619) 578-7550 (語音)、(619) 398-2440 (TTY)，或發送電郵至 SDHCdocketinfo@sdhc.org 聯繫「住房委員會-通訊和政府關係部」。請於「住房委員會理事會」會議召開前至少三個工作日提交該申請。「住房委員會」會確保盡快受理語言翻譯請求，以最大限度提高公眾的參與度。

공공 의견은 어떤 언어로도 제공하실 수 있습니다. 주택위원회(Housing Commission)는 공공 의견을 영어로 번역해드리는 서비스를 제공할 수 있습니다. 번역 서비스를 요청하시려면, (619) 578-7550(음성), (619) 398-2440(TTY) 또는 이메일 SDHCdocketinfo@sdhc.org로 주택위원회의 커뮤니케이션 및 정부 관계 부서(Communications and Government Relations Division)로 연락해주시시오. 번역 서비스 요청은 주택위원회 감독관 위원회(Board of Commissioners) 회의 날짜로부터 최소한 영업일 삼 일 이전에 제출해주시기 바랍니다. 주택위원회는 대중의 참여를 최대화할 수 있도록 언어 번역 요청에 최대한 신속하게 대처해드릴 것을 약속합니다.

نظرات عمومی می‌توانند به هر زبانی باشند. «کمسیون مسکن» ممکن است بتواند خدماتی برای ترجمه نظرات عمومی به انگلیسی ارائه دهد. برای درخواست خدمات ترجمه، با «بخش ارتباطات و روابط دولتی کمسیون مسکن» به شماره (619) 578-7550 (صوتی)، (619) 2440-398 (TTY) یا از طریق آدرس ایمیل SDHCdocketinfo@sdhc.org تماس بگیرید. لطفاً درخواست



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خود را حداقل سه روز کاری قبل از تاریخ جلسه «اعضای هیئت کمیسیون مسکن» ارسال کنید. در راستای حداکثرسازی مشارکت عمومی، «کمیسیون مسکن» متعهد است به درخواست‌های ترجمه زبان سریعاً رسیدگی کند. ممکن تقدیم التعليقات العامة بأي لغة. قد تتمكن لجنة الإسكان من تقديم خدمات لترجمة التعليقات العامة إلى اللغة الإنجليزية. لطلب خدمات الترجمة، يُرجى التواصل مع قسم الاتصالات والعلاقات الحكومية التابع للجنة على الرقم 578-7550 (619) (صوتياً) أو 398-398 (619) 2440 (المراسلة النصية) أو عبر البريد الإلكتروني على SDHCdocketinfo@sdhc.org. يُرجى تقديم طلبك قبل ثلاثة أيام عمل على الأقل من تاريخ اجتماع مجلس مفوضي لجنة الإسكان. تلتزم لجنة الإسكان بمعالجة طلبات ترجمة اللغة بسرعة لتحقيق أقصى قدر من المشاركة العامة.

ITEMS

10 CALL TO ORDER

20 NON-AGENDA PUBLIC COMMENT

At this time, individuals may address the San Diego Housing Commission (SDHC) Board of Commissioners (Board) on any subject in its area of responsibility that is not presently pending before the SDHC Board. Pursuant to the Brown Act, the SDHC Board can take no action.

30 COMMISSIONER COMMENTS

40 REPORT BY THE PRESIDENT & CHIEF EXECUTIVE OFFICER

50 APPROVAL OF THE MINUTES

May 8, 2026, Regular Meeting [Minutes](#)

ADOPTION AGENDA

All actions of the San Diego Housing Commission Board of Commissioners (SDHC Board) listed in the agenda are final seven days after SDHC Board action unless the Housing Authority of the City of San Diego asks to review the decision of the SDHC Board within the seven-day period.

Item 100 [HCR26-032](#) [2026-2027 Procurement of General Liability Insurance Coverage](#)

That the San Diego Housing Commission (SDHC) Board of Commissioners (Board) approve the procurement and binding of general liability insurance coverage from Housing Authority Risk Retention Group, Inc., (HARRG) in an amount not to exceed \$444,655 plus a 5 percent contingency reserve with effective dates of July 1, 2026, to July 1, 2027.

Item 101 [HCR26-034](#) [Amendment to the Finance Audit Consulting Contract with Cohn Reznick, LLP](#)

That the San Diego Housing Commission (SDHC) Board of Commissioners (Board) take the following actions:

- 1) Authorize the execution of an amendment to SDHC's contract with Cohn Reznick, LLP for finance auditing services to increase the maximum compensation by \$44,000 to a total maximum compensation of \$294,000 for the contract term of April 1, 2026, through March 31, 2027, with two one-year options to renew.



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- 2) Authorize the President and CEO, or designee, to execute all documents and instruments that are necessary and/or appropriate to implement these approvals, in a form approved by General Counsel, and to take such actions as are necessary and/or appropriate to implement these approvals, provided that a copy of the documents, signed as to form by General Counsel, is submitted to each Housing Commissioner.

- 3) Authorize SDHC’s President and CEO, or designee, to substitute funding sources and/or increase compensation by not more than 10 percent of the total agreement amount for the proposed agreement, if necessary, without further action by the SDHC Board or the Housing Authority of the City of San Diego, but only if and to the extent that funds are determined to be available for such purposes.

Item 102 [HCR26-036](#) [Award of Contracts for General Contractor Services](#)

Advance notice of the San Diego Housing Commission Board of Commissioners’ hearing of the following matter has been provided to the Housing Authority Members pursuant to the provisions of San Diego Municipal Code Section 98.0301(e)(4)(A)-(B).

That the San Diego Housing Commission (SDHC) Board of Commissioners (Board) take the following actions:

- 1) Authorize the President and Chief Executive Officer (President and CEO), or designee, to enter into construction service agreements with the contractors referenced within this report based upon procurements previously competitively bid and awarded.

- 2) Approve the award of four separate contracts for General Contractor Services that include an initial one-year term, with four additional one-year contract renewal options, to the following companies. These four contracts, in aggregate, shall not exceed the sum of \$4,000,000 without further approval of the SDHC Board. The use of these contracts will adhere to and be limited by the operating and capital improvement budgets approved by the Housing Authority of the City of San Diego (Housing Authority) for the routine and extraordinary property maintenance of the affordable housing real estate portfolio in the corresponding fiscal year in which the contract is utilized:

Contractor	Properties	Proposed Maximum On-call Contract Amount
Elevate Consultants, LLC	SDHC-Managed Properties	\$1,000,000
LDCO, Inc.	SDHC-Managed Properties	\$1,000,000
GQ Builders, Inc.	SDHC-Managed Properties	\$1,000,000
Grondin Construction	SDHC-Managed Properties	\$1,000,000

- 3) Authorize the President and CEO, or designee, to substitute the identified contract funding sources with other available funding sources as long as the total activity budget amount after substitution does not exceed the total approved budget, should the operational need arise or should actions be to the benefit of SDHC and its mission.



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- 4) Authorize the President and CEO, or designee, to execute all documents and instruments necessary and/or appropriate to implement these approvals, in a form approved by General Counsel, and take such actions as are necessary and/or appropriate to implement these approvals, provided a copy of the documents, signed as to form by General Counsel, is submitted to each Housing Commissioner.

Item 103 [HCR26-037](#) [Award of Contract for Security Services at Valley Vista Apartments](#)

The San Diego Housing Commission (SDHC) Board of Commissioners (Board) take the following actions:

- 1) Authorize the President and Chief Executive Officer (President and CEO), or designee, to enter into a contract with Good Guard Security, Inc. at Valley Vista Apartments at 1865 Hotel Circle South, San Diego, CA 92108, for a one-year term from August 1, 2026, through July 31, 2027, in the amount of \$590,869.44 with a 10 percent contingency of \$59,086.94, for a total first year contract cost not to exceed \$649,956.38, with four one-year options to renew. The total contract cost for a one-year term with four one-year options, if exercised, would be \$3,450,706.71, which includes a 10 percent annual contingency to allow for additional ad-hoc temporary security services when there are elevated security needs at the site.
- 2) Authorize the President and CEO, or designee, to substitute the funding sources with other available funding sources, provided the total program/project budget amount after substitution does not exceed the approved total budget, should the operational need arise or should actions benefit the Housing Commission and its mission.
- 3) Authorize the President and CEO, or designee, to execute all documents and instruments that are necessary and/or appropriate to implement these approvals, in a form approved by General Counsel, and take such actions as are necessary and/or appropriate to implement these approvals, provided that a copy of the documents, signed as to form by General Counsel, is submitted to each Housing Commissioner.

Item 104 [HCR26-035](#) [Fiscal Year 2027 Section 8 Housing Choice Voucher Administrative Plan Approval](#)

That the San Diego Housing Commission (SDHC) Board of Commissioners (Board) take the following actions:

- 1) Approve the proposed revisions to the Fiscal Year (FY) 2027 Section 8 Housing Choice Voucher Administrative Plan.
- 2) Authorize the President and Chief Executive Officer, or designee, to execute all documents and instruments necessary and/or appropriate to implement these approvals, in a form approved by General Counsel, and to take such actions as are necessary and/or appropriate to implement these approvals, provided that a copy of the documents, signed as to form by General Counsel, is submitted to each Housing Commissioner.



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Item 105 [HCR26-038](#) [General Contract for Building Updates at Starling Place](#)

Advance notice of San Diego Housing Commission Board of Commissioners' hearing of the following matter has been provided to the Housing Authority Members pursuant to the provisions of San Diego Municipal Code Section 98.0301(e)(4)(A)-(B).

That the San Diego Housing Commission (SDHC) Board of Commissioners (Board) take the following actions:

- 1) Authorize the President and Chief Executive Officer (President and CEO), or designee, to enter into a contract with T. Morrissey Corporation (T. Morrissey) in an amount not to exceed \$2,881,986 for general construction services at Starling Place, 7798 Starling Drive, San Diego, CA 92123, which SDHC owns and manages. The contract term shall align with the completion date, inclusive of any approved extensions, required by the State of California Department of Housing and Community Development (HCD) Homekey+ Program. This date is currently December 14, 2026.
- 2) Authorize the President and CEO, or designee, to use the previously Board-approved Hard Cost budget and amend the contract, as needed, as long the total amount of the amendments does not exceed \$4,599,493 without further approval from the SDHC Board. The surplus budget will not be expended unless there is a demonstrated need.
- 3) Authorize the President and CEO, or designee, to substitute the identified contract funding sources with other available funding sources, as long as the total activity amount after substitution does not exceed the approved total project Hard Cost budget of \$4,599,493, should the need arise, without further action by the SDHC Board or Housing Authority of the City of San Diego, but only if and to the extent that funds are determined to be available for such purposes.
- 4) Authorize the President and CEO, or designee, to execute all documents and instruments that are necessary and/or appropriate to implement these approvals, in a form approved by General Counsel, and take such actions as are necessary and/or appropriate to implement these approvals, provided that a copy of the documents, signed as to form by General Counsel, is submitted to each Housing Commissioner.

ADJOURNMENT

**HOW TO SPEAK TO A PARTICULAR ITEM OR
DURING NON-AGENDA PUBLIC COMMENT:**

Members of the public shall be given the opportunity to address the San Diego Housing Commission (Housing Commission) Board of Commissioners (Board). The Housing Commission Board Chair may reduce the amount of time available to each speaker to appropriately manage the meeting and ensure the Housing Commission Board has time to consider all the agenda items. A member of the public may only provide one comment per agenda item.



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In-Person Comment on Agenda Items

Each speaker must fill out a written request (speaker slip) at the meeting at which the speaker wishes to speak, indicating which item they wish to speak on. Speaker slips may not be turned in before the day of the meeting or after the in-person testimony.

Speakers will be called up to approach the podium and will be asked to state who they are representing if they represent an organization or another person.

For discussion and information items, each speaker may speak up to three minutes. The Housing Commission Board Chair may change this for meeting management purposes. The Housing Commission Board Chair may also limit organized group presentations of five or more persons to 15 minutes or less.

Non-Agenda Public Comment

Every agenda for a Housing Commission Board meeting shall provide time on the agenda for members of the public to address the Housing Commission Board on items that are not on the agenda but are within the Housing Commission Board's jurisdiction. To ensure that the Housing Commission Board has time to consider all agenda items, Non-Agenda Public Comment will be as follows:

Each speaker will be limited to three minutes.

Speakers may not give their time to other speakers.

If there are eight or more speakers on a single issue, the maximum time for the issue will be 24 minutes.

The speaking order generally will be determined on a first-come, first-served basis. However, priority may be given to speakers who did not provide public comment during Non-Agenda Public Comment at the last regularly scheduled Housing Commission Board meeting.

A member of the public may only provide one non-agenda comment per agenda.

Each speaker who wishes to address the Housing Commission Board must fill out a written request (speaker slip) at the meeting at which the speaker wishes to speak. Speaker slips may not be turned in before the meeting date or after completion of in-person testimony.

Speakers will be called up to approach the podium and will be asked to state who they are representing if they represent an organization or another person.

Written Public Comment

Webform

Public Comments may also be submitted using the [webform](#). Comments received by 4 p.m. the business day before the Housing Commission Board meeting date will be distributed to the Housing Commission Board members and posted the Housing Commission's website with the meeting materials. All webform comments are limited to 1,250 characters (approximately 200 words). If you have an attachment to your comment, you may send it to sdhcdocketinfo@sdhc.org, and it will be



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distributed to the Housing Commission Board members. Comments received after 4 p.m. on the business day before the meeting date will be submitted into the written record for the relevant item.

U.S. Mail

Instead of submitting written comments through the webform, you may submit by U.S. mail. Please include on your written comments whether you are submitting Non-Agenda Public Comment or which Agenda item your comments relate to. Mail your comments to: San Diego Housing Commission, Communication and Government Relations Division, Attention Scott Marshall, 1122 Broadway, Suite 300, San Diego, CA 92101. Materials submitted by U.S. Mail must be received no later than one business day before the meeting to be distributed to the Housing Commission Board Members. Comments received by U.S. Mail after one business day before the meeting will be submitted into the written record for the relevant item.

Drop-off at Housing Commission Offices

Instead of submitting written comments through the webform or by U.S. mail, you may hand-deliver written comments to the Housing Commission's offices by leaving them with the reception desk on the first floor at 1122 Broadway, San Diego, CA 92101. Office hours are weekdays, 9 a.m. to 4 p.m., except for alternating Fridays, as shown on the Housing Commission's website at <https://sdhc.org/about-us/contact-us/>. Please include on your written comments whether you are submitting Non-Agenda Public Comment or which Agenda item your comments relate to. Please also write, "Housing Commission Board of Commissioners Public Comment," "Attention: Scott Marshall, Communications and Government Relations," and the meeting date.

Meeting Video

The public may view Housing Commission Board meetings through the livestreaming video link provided on the Housing Commission's website for the specific meeting date. Click "Video" beside the Agenda for the meeting date at <https://sdhc.org/governance-legislative-affairs/sdhc-board-of-commissioners/meetings/>