



SAN DIEGO  
HOUSING  
COMMISSION

# MINUTES

**SAN DIEGO HOUSING COMMISSION  
MINUTES OF THE REGULAR MEETING  
JUNE 20, 2025  
SMART CORNER  
4<sup>TH</sup> FLOOR CONFERENCE ROOM  
1122 BROADWAY  
SAN DIEGO, CA 92101**

## **ATTENDANCE**

Present:

Chair Eugene "Mitch" Mitchell  
Vice Chair Ryan Clumpner  
Commissioner Antoine "Tony" Jackson  
Commissioner Stephen P. Cushman  
Commissioner Melinda K. Vásquez  
President and CEO Lisa Jones  
General Counsel Chuck Christensen

Not present:

Commissioner Kellee Hubbard  
Commissioner Johanna Hester

## **10 CALL TO ORDER**

Chair Mitchell called the Regular Meeting to order at 9:10 a.m.

## **20 NON-AGENDA PUBLIC COMMENT**

Joy Sunyata spoke about challenging times, the SDHC Strategic Plan and resilience.  
Deborah-Lynn Carter spoke about the Section 8 Housing Choice Voucher program.

## **30 COMMISSIONER COMMENTS**

Vice Chair Clumpner requested the monthly update regarding homelessness shelter bed availability. Senior Vice President of Homelessness Housing Innovations Casey Snell said 2,216 requests for shelter were received in May, and 128 (6 percent) were placed. The decline was due to the temporary suspension of intakes at all single adult shelters and safe sleeping sites to accommodate the potential closure of the Rosecrans Shelter. The only exception to the temporary suspension of intakes was 50 shelter beds and safe sleeping beds for San Diego Police Department referrals.

The main reasons for being unable to accommodate a shelter referral were a lack of enough top bunks for males, top bunks for females, and bottom bunks for males. Year to date, 23,147



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referrals for shelter have been received, and 2,587 (11 percent) have been placed. For the year to date, more than 54 percent of referrals are not accommodated because beds for males (top or bottom bunks) were not available, and 25 percent were not accommodated because beds for females were not available.

Commissioner Cushman said he was involved with County Supervisor Terra Lawson-Remer on a homelessness prevention and diversion program through the Regional Task Force on Homelessness, for which \$1 million in philanthropic funds was raised with the goal of keeping people in their housing before they experienced homelessness. With a \$1.5 million budget, the program allocated \$700,000 to assist participants with paying their rent and \$500,000 for security deposits. At the end of the first year, 96 percent of the 597 program participants remained housed. Vice Chair Clumpner said SDHC also administers a direct assistance program that also covers security deposits and other housing-related expenses, and there has been consensus among the SDHC Board and the City Council about the need for more direct intervention because data show it is the most humane and cost-effective approach. However, the program was at risk of ending last year due to the Mayor's Fiscal Year 2025 budget proposal, and SDHC has not been able to grow the program due to funding limitations. Chair Mitchell said the statistics on the County program were fantastic, and the Vice Chair Clumpner was correct about the risk to the program last year in the budget process. The more money that can be directed to prevention and diversion, the better. Commissioner Vásquez said people with very limited residual income have a difficult time coming up with security deposits equal to two or three times the monthly rent. Wraparound services during difficult times such as a job loss or illness are also critical to help people remain in their housing.

#### **40 REPORT BY THE PRESIDENT & CHIEF EXECUTIVE OFFICER**

##### **U.S. Department of Housing and Urban Development Secretary's Senate Testimony**

On June 11, 2025, the day after the Housing Authority approved SDHC's budget, U.S. Department of Housing and Urban Development (HUD) Secretary Scott Turner testified to a U.S. Senate subcommittee about the proposed federal budget for HUD for the next federal fiscal year. The administration's budget proposal includes a request to cut funding for and completely reshape the Section 8 Housing Choice Voucher Program. However, as CEO Jones has shared with SDHC staff, the administration's proposed budget is typically a messaging document that is not adopted exactly as proposed. Congress makes significant changes in the legislative process, and the current administration's proposal seems extremely unlikely to be passed in its current form. During the hearing last week, Senate subcommittee members from both parties shared concerns about the administration's proposed budget. The Subcommittee Chair, Senator Cindy Hyde-Smith, a Republican from Mississippi, also noted that Congress does not have a top-line discretionary budget agreement in place. She said the House and Senate likely will produce budget bills with different spending levels that will need to be reconciled. CEO Jones noted that she informed the Housing Authority during questions at their meeting last week, that as federal appropriators look at how to build the FY 2026 federal budget, they are building it on the foundation of what the current budget looks like. They are not building it based on the administration's budget proposal. Another continuing resolution instead of a federal budget is also still a possibility. SDHC is working with a consultant in Washington to determine which appropriators to connect with to advocate for federal funding. And SDHC continues to communicate with San Diego's congressional representatives and work with national industry



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organizations to monitor federal funding proposals and activities and advocate for appropriate funding levels. SDHC needs to continue to be mindful of the people SDHC serves every day and the return on investment, which could be dollars or humanitarian impacts of programs. Homelessness prevention and diversion are critical resources to keep people in housing, and they are, including the voucher program, the most cost-effective resources SDHC has at its disposal.

### **Emergency Housing Voucher program – Requested Waivers from HUD**

The premature end of federal funding for the Emergency Housing Voucher program affects more than 460 families that SDHC currently assists with those vouchers. SDHC received a renewal notice with estimated remaining federal funding amounts for housing assistance payments for Emergency Housing Vouchers. Based on those amounts, it is estimated that this funding is sufficient to cover the average housing assistance payments for Emergency Housing Vouchers until fall of 2026. There are no replacement funds or vouchers to continue to assist these families after those funds are expended. To try to mitigate the negative effects the end of funding will have on these families, SDHC has asked HUD for several regulatory waivers. If approved, these waivers would allow SDHC to transfer Emergency Housing Voucher families to alternative housing options, if applicable and available. Without Emergency Housing Vouchers or some other type of alternative housing option, these families are likely to become homeless again when their assistance ends. Waiver requests were sent to HUD on May 29, and SDHC is awaiting a decision. SDHC is also working on innovative ways to move people within programs, to look at potential extension of funding through philanthropic and other sources, and engaging in conversations at the state level.

### **HUD Region IX Administrator Visit to SDHC**

On June 12, SDHC welcomed HUD Region IX Administrator William Spencer to SDHC's offices. Mr. Spencer oversees HUD programs in California, Arizona, Nevada and Hawaii. He and members of his staff met with SDHC Deputy CEO Jeff Davis and several members of SDHC's leadership team. They also toured SDHC's Hotel Churchill property. SDHC shared details about its Moving to Work status and a variety of programs with him and is following up to provide more information he requested.

### **Grand Opening of Presidio Palms**

Regional Administrator Spencer also participated June 12 in the grand opening of SDHC's Presidio Palms property. Chair Mitchell and Commissioners Vásquez and Cushman also participated in this special commemoration, along with Mayor Todd Gloria, Council President Joe LaCava and Councilmember Sean Elo-Rivera. CEO Jones thanked the SDHC Board for its leadership, advocacy and engagement in the process of acquiring the Presidio Palms property. Presidio Palms is a former extended-stay hotel property that SDHC bought and converted into 161 affordable rental apartments with supportive services for people who experienced homelessness. This was possible because of extensive collaboration among all levels of government and community organizations. HUD funds the 161 housing vouchers SDHC committed to help residents pay their rent. The state awarded \$35 million in Homekey funds toward this project. The City and County each provided \$17.8 million in capital funds, and the County committed \$8.3 million toward supportive services. The Regional Task Force on Homelessness provided \$1.1 million. Telecare provides supportive services through a contract with the County. SDHC owns and manages the property. Including Presidio Palms, the state's



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Homekey program has awarded more than \$105 million to SDHC collaborations to create more than 600 affordable housing units with supportive services to address homelessness. It only took about seven months from the start of the rehabilitation construction to the start of move-ins to this property. CEO Jones acknowledged and thanked SDHC staff across multiple departments who did a great job working together to make this possible to provide these rental homes for unhoused neighbors.

### **Seniors Safe at Home**

On June 16, 2025, additional philanthropic funds were announced to continue and expand the Seniors Safe at Home program. This program was launched in 2023 with an initial \$500,000 investment from the Lucky Duck Foundation. The new announcement is that The Rancho Santa Fe Foundation will provide \$100,000 to support this program. The Lucky Duck Foundation will match that amount and commit another \$500,000. That is a total of \$700,000 for this program. Seniors Safe a Home helps to prevent homelessness among seniors. The program helps pay rent and other housing-related costs for seniors aged 55 and older with low income, experiencing a housing crisis, and at risk of homelessness. About 40 households are actively enrolled now, and the additional funding will support expanding to assist additional seniors. Serving Seniors provides case management and support for participating seniors. SDHC administers the assistance payments the program provides. Seniors Safe at Home is modeled after the Housing Instability Prevention Program, which the City funds to assist families who also have low income, are experiencing a housing crisis and are at risk of homelessness.

## **50 APPROVAL OF THE MINUTES**

The minutes of the May 9, 2025, Regular Meeting of the SDHC Board of Commissioners were approved on a motion by Commissioner Jackson, seconded by Vice Chair Clumpner and passed by a vote of 5-0, with Commissioners Hester and Hubbard not present.

## **CONSENT AGENDA**

Motion by Commissioner Vásquez to approve Items 100, 101, 102 and 104 on consent. Seconded by Commissioner Jackson and passed by a vote of 5-0, with Commissioners Hester and Hubbard not present.

Public testimony by Joy Sunyata on Item 104.

## **100 HCR25-034 2025-2026 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 \$356,177 plus a 5 percent contingency reserve with effective dates of July 1, 2025, to July 1, 2026.



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**101 HCR25-041 Approval of the Award of a Contract for Security Services at Hotel Sandford, Presidio Palms Apartments and Pacific Village Apartments**

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

- 1) Authorize the President and Chief Executive Office (President and CEO), or designee, to enter into a contract with American Global Security for security services for an initial term of July 1, 2025, through June 30, 2026, in the amount of \$960,575.62, with four one-year options to renew based on SDHC's needs. The dollar amounts for the first year and each renewal option, if SDHC exercises the option, include an annual 10 percent contingency. The contingency is subject to SDHC's written approval and execution through a contract amendment, if needed. Spending against the contract will not exceed the approved total budget in each fiscal year.
- 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 SDHC 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.

**102 HCR25-027 Approval of a Non-Competitive, Sole Source Agreement Between the San Diego Housing Commission and The Salvation Army to Operate the Haven Interim Shelter Program at 2799 Health Center Drive, San Diego, CA, 92123**

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

- 1) Authorize SDHC to enter into a non-competitive, sole source agreement under Procurement Policy 9.1 with The Salvation Army to operate the 93-bed Haven Interim Shelter Program at 2799 Health Center Drive, San Diego, CA 92123, in the amount of \$678,266 for an initial 12-month term from July 1, 2025, through June 30, 2026, with four one-year options to renew, contingent on the City of San Diego making funds available for this purpose in its annual budgeting process. Funding sources will not include federal funds.
- 2) Authorize SDHC's President and Chief Executive Officer (President and CEO), or designee, to execute all documents and instruments that are necessary and/or appropriate to implement these approvals, in a form and format approved by General



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Counsel, and to take such actions 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 20 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.

**104 HCR25-040 Supplemental Final Bond Authorization and Tax, Equity and Fiscal Responsibility Act Resolution for Sea Breeze Gardens Apartments**

That the San Diego Housing Commission (SDHC) Board of Commissioners (Board) recommend that the Housing Authority of the City of San Diego (Housing Authority) and San Diego City Council (City Council) take the following actions:

**Housing Authority**

- 1) Authorize the supplemental issuance of tax-exempt Multifamily Housing Revenue Bonds in an aggregate amount not to exceed \$7,500,000 to facilitate Sea Breeze Gardens Preservation LP's rehabilitation of Sea Breeze Gardens Apartments, at 4802-4890 Logan Avenue in the Chollas Valley neighborhood in Council District 4, which will consist of 266 units that will remain affordable for 55 years for families earning between 30 percent to 60 percent of San Diego's Area Median Income (AMI), one of which is a restricted manager's unit, and two unrestricted manager's units.
- 2) Authorize SDHC's 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 Council, 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 Council.

**City Council**

Adopt a Tax Equity and Fiscal Responsibility Act (TEFRA) resolution approving the supplemental issuance of tax-exempt Multifamily Housing Revenue Bonds in an aggregate amount not to exceed \$7,500,000 to facilitate Sea Breeze Gardens Preservation LP's rehabilitation of Sea Breeze Gardens Apartments at 4802-4890 Logan Avenue in the Chollas Valley neighborhood in Council District 4, which will consist of 266 units that will remain affordable for 55 years for families earning 30 percent to 60 percent of the San Diego Area Median Income (AMI), one of which is a restricted manager's unit, and two unrestricted managers' units.



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## **ADOPTION AGENDA**

### **103 HCR25-044 Approval of a Non-Competitive, Sole Source Agreement Between the San Diego Housing Commission and Downtown San Diego Partnership to Operate the Homelessness Response Center at 330 Park Blvd., San Diego, CA, 92101**

General Counsel Chuck Christensen stated for the record that Commissioner Cushman is board member of the Downtown San Diego Partnership and serves on Downtown San Diego Partnership committees, including the homelessness committee. There is no legal conflict with Commissioner Cushman participating in the discussion nor in the voting on this matter, nor for being counted for the purposes of a quorum under the provisions of Government Code Section 87103. There is no financial interest. Under the provisions of Government Code Section 1091.5 (a)(7), (8) and (9), this is a noninterest. For those reasons Commissioner Cushman is able to vote and participate.

Casey Snell, Senior Vice President, Homelessness Housing Innovations Division, and Melissa Kolts, Senior Programs Analyst, Homelessness Housing Innovations Division, presented the request for approval.

Public testimony by Joy Sunyata.

Motion by Commissioner Vásquez to approve staff's recommendation. Seconded by Vice Chair Clumpner and passed by a vote of 4-0. Commissioner Cushman abstained, and Commissioners Hester and Hubbard were not present.

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

- 1) Authorize SDHC to enter into a non-competitive, sole source agreement under Procurement Policy 9.1 with Downtown San Diego Partnership in the amount of \$483,276 to operate the Homelessness Response Center at 330 Park Blvd., San Diego, CA, 92101, for an initial 12-month term from July 1, 2025, through June 30, 2026, with four one-year options to renew, contingent on the City of San Diego making funds available for this purpose in its annual budgeting process.
- 2) Authorize SDHC's President and Chief Executive Officer (President and CEO), or designee, to execute all documents and instruments that are necessary and/or appropriate to implement these approvals, in a form and format approved by General Counsel, and to take such actions 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 20 percent of the total agreement amount for the proposed agreement, if necessary, without



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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.

**105 HCR25-039 Loan Recommendation for The Grant at Mission Trails**

Jennifer Kreutter, Vice President of Multifamily Housing Finance, Real Estate Division, and Michelle Muniz, Director of Multifamily Loan Underwriting and Special Assets, Real Estate Division, presented the request for approval.

Public testimony by Garrett Bascom and Joy Sunyata.

Motion by Vice Chair Clumpner to approve staff's recommendation. Seconded by Commissioner Vásquez and passed by a vote of 5-0, with Commissioners Hester and Hubbard not present.

That the San Diego Housing Commission (SDHC) Board of Commissioners (Board), take the following actions as described in this report:

- 1) Approve a proposed residual receipts loan in an amount not to exceed \$2,200,000 to The Grant at Mission Trails LP, a California limited partnership, to facilitate the acquisition and new construction of The Grant at Mission Trails, a development at 5945 Mission Gorge Road, in the Navajo Community Plan area, which will consist of 47 units that will remain affordable for 55 years. Of the development's 47 affordable units, 12 units will be reserved for veterans experiencing homelessness who are eligible for Veterans Affairs Supportive Housing (VASH) vouchers with an income up to 30 percent of San Diego's Area Median Income (AMI) and 35 units will be reserved for families earning 30 percent to 60 percent of AMI. Additionally, there will be one unrestricted manager's unit.

SDHC's proposed loan will be contingent upon the developer receiving all necessary third-party funding commitments as described in this report. Such third-party funding commitments will be subject to the SDHC General Counsel's approval.

- 2) Authorize the President and Chief Executive Officer (President and CEO), or designee:
  - a. To execute any and all documents necessary to effectuate the transaction and implement the project in a form approved by the General Counsel, and to take such actions as are necessary, convenient, and/or appropriate to implement the approvals upon advice of the General Counsel, provided that a copy of the documents, signed as to form by General Counsel, is submitted to each Housing Commissioner.
  - b. To adjust financing terms/conditions, as necessary, for consistency with requirements of other funding sources or to accommodate market changes that may occur, provided that the proposed \$2,200,000 maximum loan amount may not increase.
  - c. To substitute approved funding sources with any other available funds as deemed appropriate, contingent upon budget availability, and further authorize the President and CEO, or designee, to take such actions as are necessary, convenient, and/or





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appropriate to implement this approval and delegation of authority by the SDHC Board upon advice of the General Counsel.

**106 HCR25-042 Loan Recommendation for Palm City Transit Village Phase 1**

Jennifer Kreutter, Vice President of Multifamily Housing Finance, Real Estate Division, and Michelle Muniz, Director of Multifamily Loan Underwriting and Special Assets, Real Estate Division, presented the request for approval.

Public testimony by Randy Slabbers and Joy Sunyata.

Motion by Commissioner Jackson to approve staff's recommendation. Seconded by Vice Chair Clumpner and passed by a vote of 5-0, with Commissioners Hester and Hubbard not present.

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

- 1) Approve a residual receipts loan in an amount not to exceed \$1,670,734, to PCTV Phase 1 LP, a California limited partnership, to facilitate the new construction of the Palm City Transit Village Phase 1 (Palm City), at 2340 Palm Ave., San Diego, CA 92154, in the Otay Mesa-Nestor neighborhood of San Diego, which will consist of 78 rental housing units that will remain affordable for 55 years for persons with income of 30 percent to 60 percent of San Diego's Area Median Income (AMI) and one unrestricted manager's unit.
- 2) Authorize SDHC's President and Chief Executive Officer (President and CEO), or designee, to:
  - a. Execute all necessary documents and instruments to effectuate the transaction and implement the project, in a form approved by the General Counsel, and to take such actions as are necessary, convenient, and/or appropriate to implement the approvals upon advice of the General Counsel, provided that a copy of the documents, signed as to form by General Counsel, is submitted to each Housing Commissioner.
  - b. Adjust financing terms/conditions, as necessary, for consistency with requirements of other funding sources or to accommodate market changes that may occur, provided that the proposed \$1,670,734 maximum SDHC loan amount may not increase.
  - c. Substitute approved funding sources with any other available funds as deemed appropriate, contingent upon budget availability, and further authorize the President and CEO, or designee, to take such actions as are necessary, convenient and/or appropriate to implement this approval and delegation of authority by the SDHC Board upon advice of the General Counsel.



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### **107 HCR25-043 Loan Recommendation for Swift Avenue Apartments**

Jennifer Kreutter, Vice President of Multifamily Housing Finance, Real Estate Division, and Michelle Muniz, Director of Multifamily Loan Underwriting and Special Assets, Real Estate Division, presented the request for approval.

Public testimony by Joy Sunyata.

Motion by Commissioner Cushman to approve staff's recommendation. Seconded by Commissioner Vásquez and passed by a vote of 5-0, with Commissioners Hester and Hubbard not present.

That the San Diego Housing Commission (SDHC) Board of Commissioners (Board), take the following actions as described in this report:

- 1) Approve a proposed residual receipts loan in an amount not to exceed \$4,000,000 to Swift Avenue Housing Associates, L.P., a California limited partnership, to facilitate the acquisition and new construction of Swift Avenue Apartments, a transit-oriented development at 4017-4021 Swift Ave. in the City Heights Community Plan area, which will consist of 56 units that will remain affordable for 55 years for low-income households and veterans with income from 30 percent to 60 percent of San Diego's Area Median Income (AMI), of which 20 units will be permanent supportive housing for veterans experiencing homelessness, and one unrestricted manager's unit.

SDHC's proposed loan will be contingent upon the developer receiving all necessary third-party funding commitments as described in this report. Such third-party funding commitments will be subject to the SDHC General Counsel's approval.

- 2) Authorize the President and Chief Executive Officer (President and CEO), or designee:
  - a. To execute any and all documents necessary to effectuate the transaction and implement the project in a form approved by the General Counsel, and to take such actions as are necessary, convenient, and/or appropriate to implement the approvals upon advice of the General Counsel, provided that a copy of the documents, signed as to form by General Counsel, is submitted to each Housing Commissioner in advance of the execution of the documents by the designee.
  - b. To adjust financing terms/conditions, as necessary, for consistency with requirements of other funding sources or to accommodate market changes that may occur, provided that the proposed \$4,000,000 maximum loan amount may not increase.
  - c. To substitute approved funding sources with any other available funds as deemed appropriate, contingent upon budget availability, and further authorize the President and CEO, or designee, to take such actions as are necessary, convenient, and/or appropriate to implement this approval and delegation of authority by the SDHC Board upon advice of the General Counsel.

Chair Mitchell adjourned the Regular Meeting at 10:57 a.m.



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Respectfully submitted,

*Scott Marshall*

Scott Marshall  
Vice President  
Communications and Government Relations  
San Diego Housing Commission

Approved by,

*Jeff Davis*

Jeff Davis  
Deputy Chief Executive Officer  
San Diego Housing Commission