MINUTES

SAN DIEGO HOUSING COMMISSION
MINUTES OF THE SPECIAL MEETING
JULY 9, 2026
SMART CORNER
4th FLOOR CONFERENCE ROOM
1122 BROADWAY
SAN DIEGO, CALIFORNIA 92101

ATTENDANCE

Present:
Chair Eugene “Mitch” Mitchell
Commissioner Melinda K. Vásquez
Commissioner Antoine “Tony” Jackson
Commissioner Kwofi Reed

Not present:
Commissioner Stephen P. Cushman
Commissioner Johanna Hester
Commissioner Kellee Hubbard

10 CALL TO ORDER

Chair Mitchell called the Regular Meeting to order at 9:12 a.m.

20 NON-AGENDA PUBLIC COMMENT

There were no non-agenda public comments.

30 COMMISSIONER COMMENTS

Chair Mitchell requested an update on shelter referrals and placements. Jonathan Herrera, Vice President of Homelessness and Housing Stability Initiatives, said the Coordinated Shelter Intake Program received 2,748 referrals for shelter in June 2026, of which 185 could be accommodated, for a 7 percent completion rate. The referrals in June represent a 14 percent decrease from the prior month but a 41 percent increase from the beginning of the fiscal year. An average of 2,871 referrals have been submitted per month between July 2025 and June 2026. The number of referrals in June was 4 percent lower than that average. The referrals in June consisted of 967 unique households, a 4 percent decrease in unique households from the prior month. Since the start of the fiscal year, 34,457 referrals for shelter have been received, of which 2,813 could be accommodated, for an 8 percent completion rate. The primary causes for not being able to accommodate shelter placements were the lack of bottom bunks available for males and females. The 34,457 referrals during the fiscal year consisted of 6,991 unique households. Of the households referred to shelter, 38 percent were referred one time, close to half were referred between two and nine times, 14 percent were referred 10 or more times, and a very small subset were referred more than 30 times. The completion rate in Fiscal Year 2024 was 19 percent, in Fiscal Year 2025 was 12 percent, and now in Fiscal Year 2026, it was 8 percent. Total referrals were over 21,000 in Fiscal Year 2024, 25,000 in Fiscal Year 2025, and 34,000 in Fiscal Year 2026. Although there is a significant increase in the aggregate number of referrals coming into the system, the number of unique individuals has been relatively stable with some very minor increases throughout the year. That indicates greater emphasis on richer engagements with unsheltered individuals and the implementation of infrastructure to better coordinated referrals, including coordination with 2-1-1. Chair Mitchell requested a written update with the data comparison from Fiscal Years 2024, 2025 and 2026. He said the numbers are an important reminder that people experiencing homelessness are still looking for shelter and that placement success depends on the availability of bottom bunks. There is still a need for expanded infrastructure, and the numbers may be impacted by people spreading out to other cities. Chair Mitchell thanked staff for their effort on the data report.

40 REPORT BY PRESIDENT & CHIEF EXECUTIVE OFFICER

U.S. Senator Adam Schiff – Roundtable and Tour at Harrington Heights

SDHC welcomed U.S. Senator Adam Schiff to the Harrington Heights affordable housing development. SDHC President and CEO Lisa Jones joined Senator Schiff, City Council President Joe LaCava, City Councilmember Stephen Whitburn, the developer, Chelsea Investment Corporation, Alpha Project, and the San Diego Housing Federation for a roundtable discussion and a tour of Harrington Heights. CEO Jones thanked all SDHC staff who did an amazing job quickly preparing for this event. Topics discussed include Sen. Schiff's proposed Housing BOOM Act, robust legislation that includes every pillar of the needs SDHC is seeing for housing—affordability, streamlining, funding for affordable housing development, and homelessness resources. City of San Diego policies that support housing production, some of the challenges associated with financing and building affordable rental homes, and the essential collaboration among many partners that occurs in San Diego to create and preserve housing were also discussed. SDHC thanks Senator Schiff for his leadership and advocacy of important housing solutions. SDHC appreciate the opportunity to discuss these issues with him and to show Harrington Heights as a fantastic example of quality affordable housing in San Diego. It provides 270 affordable rental homes. SDHC awarded a loan and rental housing vouchers and authorized the issuance of Multifamily Housing Revenue Bonds to make Harrington Heights possible.

California State 2026-2027 Budget Update

Governor Gavin Newsom signed the state's 2026-2027 budget. The final state budget preserves critical investments and avoids deeper negative impacts on key homelessness programs. Some of the key elements of the budget include $900 million dollars in Homeless Housing, Assistance and Prevention Program funds, which are a critical funding source for many homelessness programs SDHC administers for the City. This was better than SDHC had been hearing would be budgeted. State lawmakers also added initiatives to the state ballot in November that would provide funding for housing programs. If passed in November, the Veterans and Affordable Housing Bond Act of 2026 would provide $10 billion to finance the production or rehabilitation of affordable housing and $1.25 billion for the CalVet Home Loan Program. Also, the California Middle-Class Homeownership and Family Home Construction Act of 2026 would provide $25 billion to offer fixed-rate mortgages to eligible buyers for up to 17 percent of the purchase price of a qualified new home.

Affordable Housing Preservation Fund
The same day that the Governor signed the state budget, June 29, the San Diego City Council approved the transfer of $8.5 million from the City's Neighborhood Enhancement Fee funds to SDHC for a new Affordable Housing Preservation Fund. The Housing Authority also authorized SDHC to create the preservation fund. These are crucial steps forward as SDHC works to preserve affordable housing throughout the city. Rental homes that are already affordable in the San Diego community need to stay that way. New production alone will not solve the affordable housing crisis in the San Diego region. Without preserving existing affordable housing, the loss of affordable housing over the next 15 years will significantly undermine housing production achievements. SDHC will administer this new fund to support affordable housing preservation activities. These activities would include combining the funds with other funding sources to employ strategies to preserve naturally occurring affordable housing properties as well as housing units with deed restrictions at risk of expiring. SDHC would then establish requirements for those housing units to remain affordable long-term. Proposals for specific uses of the money in the Affordable Housing Preservation Fund will be presented to the SDHC Board and the Housing Authority or City Council in the future. CEO Jones thanked the SDHC Board of Commissioners for its support and actions in recent years to advance affordable housing preservation efforts. She also thanked the City Council—especially Council President Pro Tem Kent Lee and Councilmembers Vivian Moreno and Sean Elo-Rivera—for their leadership in these efforts and SDHC's preservation and land use staff for their incredible work in the past few years.

Navajo Family Apartments Groundbreaking
On June 16, the groundbreaking was celebrated for a new development in San Carlos that will provide 44 affordable rental apartments for households with lower income. SDHC awarded a loan and eight project-based housing vouchers to support the Navajo Family Apartments Development. SDHC joined Councilmember Raul Campillo, Mayor Todd Gloria, the developer, Community HousingWorks, and additional partners for the groundbreaking. SDHC looks forward to the completion of Navajo Family Apartments and the new rental homes it will provide for dozens of families.

The Bel Grand Opening
Last month, the grand opening was celebrated for The Bel, an affordable housing development in Hillcrest. SDHC authorized the issuance of Multifamily Housing Revenue Bonds toward the financing for The Bel. This development provides 79 new affordable rental homes for families with lower incomes. The Bel was previously known as Eighth Avenue Family Housing. SDHC joined Councilmember Stephen Whitburn, the developer, Rise Urban Partners, the San Diego Housing Federation and additional partners for this celebration. CEO Jones thanked the SDHC Board for its support of both The Bel and Navajo Family Apartments and SDHC's staff who have worked to make both developments possible.

SDHC Staff Awards of Excellence
At SDHC's recent All-Employee Meeting, staff Awards of Excellence were presented. The award recipients were selected from nominations they receive from their peers. Individual and team awards were presented. Commitments to excellence, teamwork and customer service were frequently mentioned in the nominations for the staff who received the awards this year. Nominations also often cited dependability, professionalism and working to find solutions to a variety of challenges. Individual Awards of Excellence honorees this year were:

- Joseph Grasso, Property Management team
- Melissa Kolts, Homelessness and Housing Stability Initiatives team
- Michelle Slingerland, Grants team
- Arianna Davalos, Rental Assistance Division.

SDHC's Team Award of Excellence this year acknowledged the Property Management Team.

CEO Awards of Excellence were also presented to one individual and one team.

- Cody Schrank, Information Technology Department
- Housing Instability Prevention Program

CEO Jones congratulated all staff who received awards and all who were nominated.

Chair Mitchell also congratulated staff for these recognitions.

50 APPROVAL OF THE MINUTES

The minutes of the June 5, 2026, Regular Meeting of the SDHC Board were approved on a motion by Commissioner Jackson, seconded by Commissioner Vásquez, and passed by a vote of 4-0, with Commissioners Cushman, Hester and Hubbard not present.

CONSENT AGENDA:

Motion by Commissioner Vásquez to approve Items 100, 101 and 102 on consent. Seconded by Commissioner Jackson, and passed by a vote of 4-0, with Commissioners Cushman, Hester and Hubbard not present.

Item 100 HCR26-039 Action to Amend the San Diego Housing Commission's Conflict of Interest Code and Related Provisions

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

City Council

1) Adopt the amended Conflict of Interest Code for SDHC.

Housing Authority

1) Approve the proposed revisions to SDHC Policy PO101.000 "Conflict of Interest Code and Related Provisions."

2) Authorize SDHC's President and Chief Executive Officer (President and CEO), or designee, to execute all documents and instruments as are necessary and/or appropriate to implement this approval, in a form approved by General Counsel, and to take such actions as necessary, and/or appropriate to implement the approved policy.

Item 101 HCR26-045 Approve a Revised Resolution Authorizing the San Diego Housing Commission to Apply for State of California Department of Housing and Community Development Homekey Program Grant Funds – 5476 El Cajon Blvd.

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

1) Approve a revised resolution authorizing and directing SDHC to submit a joint application with the County of San Diego to the State of California Department of Housing and Community Development (Department) Homekey Program for grant funds in an amount not to exceed $12,000,000, in accordance with the September 9, 2021, Notice of Funding Availability (NOFA) for the Homekey Program, for the PATH Villas El Cerrito project at 5476 El Cajon Blvd., San Diego, CA 92115, to create permanent affordable rental housing with supportive services for people experiencing homelessness. The revised resolution updates the authorization to execute documents to reflect the position of SDHC's President and Chief Executive Officer, in accordance with direction from the Department.

2) If the application is approved and the proposed project is subsequently approved by the Housing Authority of the City of San Diego, authorize and direct SDHC to join the

County of San Diego in entering into, executing, and delivering a Standard Agreement in a total amount not to exceed $12,000,000 and any and all other documents required or deemed necessary or appropriate to secure Homekey Funds from the Department, and to participate in the Homekey program, provided that a copy of the documents, signed as to form by General Counsel, are submitted to each Housing Commissioner.

SDHC acknowledges and agrees that it shall be subject to the terms and conditions specified in the Standard Agreement, and that the NOFA and Application will be incorporated in the Standard Agreement by reference and made a part thereof. Any and all activities, expenditures, information, and timelines represented in the Application are enforceable through the Standard Agreement. Funds are to be used for the allowable expenditures and activities identified in the Standard Agreement.

3) Authorize SDHC's President and Chief Executive Officer, or designee, to execute the application and the Homekey Program documents on behalf of SDHC for participation in the Homekey Program.

4) Authorize SDHC's President and Chief Executive Officer, 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, are submitted to each Housing Commissioner.

Item 102 HCR26-046 Approve a Revised Resolution Authorizing the San Diego Housing Commission to Apply for State of California Department of Housing and Community Development Homekey Program Grant Funds – 2087 Hotel Circle South

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

1) Approve a revised resolution authorizing and directing SDHC to submit an application to the State of California Department of Housing and Community Development (Department) Homekey Program for grant funds in an amount up to $40,250,000 in accordance with the March 29, 2023, Notice of Funding Availability (NOFA) for the Homekey Program for the acquisition and rehabilitation of the Extended Stay America hotel property at 2087 Hotel Circle South, San Diego, CA 92108, to be known as Presidio Palms, to create permanent affordable rental housing with supportive services for people experiencing homelessness. This revised resolution authorizes SDHC's current President and Chief Executive Officer, Lisa C. Jones, to execute documents, in accordance with direction from the Department.

2) If the application is approved, authorize and direct SDHC to enter into, execute, and deliver a Standard Agreement in a total amount up to $40,250,000 and any and all other documents required or deemed necessary or appropriate to secure Homekey

Funds from the Department, and to participate in the Homekey Program, provided that a copy of the documents, signed as to form by General Counsel, is submitted to each Housing Commissioner.

SDHC acknowledges and agrees that it shall be subject to the terms and conditions specified in the Standard Agreement, and that the NOFA and application will be incorporated in the Standard Agreement by reference and made a part thereof. Any and all activities, expenditures, information, and timelines represented in the application are enforceable through the Standard Agreement. Funds are to be used for the allowable expenditures and activities identified in the Standard Agreement.

3) Authorize SDHC's President and Chief Executive Officer, or designee, to execute the application and the Homekey Program documents on behalf of SDHC for participation in the Homekey Program.

4) Authorize SDHC's President and Chief Executive Officer, 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, are submitted to each Housing Commissioner.

ADOPTION AGENDA:

Item 103 HCR26-038 General Contract for Building Updates at Starling Place

Colin Miller, Senior Vice President of Real Estate Development, presented the request for approval.

Motion by Commissioner Reed to approve staff's recommendation. Seconded by Commissioner Jackson and passed by a vote of 4-0, with Commissioners Cushman, Hester and Hubbard not present.

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 LDCo., Inc. (LDCo.) in an amount not to exceed $3,581,600 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 SDHC 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

Chair Mitchell adjourned the meeting at 9:44 a.m.

Respectfully submitted,

Scott Marshall

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

Approved by,

Azucena Valladolid

Azucena Valladolid
Chief Operating Officer
San Diego Housing Commission