



SAN DIEGO
HOUSING
COMMISSION

AMENDED REVISED REGULAR MEETING AGENDA

SAN DIEGO HOUSING COMMISSION
AMENDED REVISED REGULAR MEETING AGENDA
(AMENDED JANUARY 14, 2026 – Item 104)
JANUARY 16, 2026, 9:00 A.M.
SMART CORNER
4TH FLOOR CONFERENCE ROOM
1122 BROADWAY
SAN DIEGO, CALIFORNIA 92101

Chair Eugene “Mitch” Mitchell
Vice Chair Ryan Clumpner
Commissioner Stephen P. Cushman
Commissioner Johanna Hester
Commissioner Kellee Hubbard
Commissioner Antoine “Tony” Jackson
Commissioner Melinda K. Vásquez

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 연락해주세요. 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. «کمیسیون مسکن» ممکن است بتواند خدماتی برای ترجمه نظرات عمومی به انگلیسی ارائه دهد. برای درخواست خدمات ترجمه، با «بخش ارتباطات و روابط دولتی کمیسیون مسکن» به شماره (619) 578-7550



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(صوتی)، 2440-398 (619) یا از طریق آدرس ایمیل SDHCdocketinfo@sdhc.org تماس بگیرید. لطفاً درخواست 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. يمكن تقديم 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 5750-578-619 (619) (صوتی) أو 398-2440 (الراسلة النصية) أو عبر البريد الإلكتروني على SDHCdocketinfo@sdhc.org. يُرجى تقديم طلب قبل ثلاثة أيام عمل على الأقل من تاريخ اجتماع مجلس مفترضى لجنة الإسكان. تلزم 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

December 11, 2025, Special 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 [HCR26-010](#) Approval of Amendments to Increase the Compensation Limits of On-Call Contracts for Relocation Consulting Services (CS-23-03A and CS-23-03B)

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

- 1) Authorize the execution of amendments to increase the maximum compensation on a pair of competitively solicited, on-call, relocation consulting services contracts with Clark Land Resources, Inc., and Overland, Pacific, & Cutler, LLC in an amount not to exceed \$450,000 for each contract to provide relocation services to support planned SDHC property rehabilitation efforts in Fiscal Years 2026 and 2027 at SDHC-owned properties, including a proposed acquisition with State of California (State) Homekey+ funding.
- 2) Authorize SDHC's President and Chief Executive Officer (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 Board-approved budget, should the operational need arise or should actions be to the benefit of SDHC and its mission.



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- 3) Authorize SDHC's 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 upon the advice of General Counsel, provided that a copy of the documents, signed as to form by General Counsel, is submitted to each Housing Commissioner.

Item 101 HCR26-009 Lease Agreement at Hotel Sandford for BB's Delicatessen

Advance notice of San Diego Housing Commission 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) Approve a four-year extension of the lease with BB's Delicatessen for the period of October 1, 2026, through September 30, 2030, with a 3 percent rent increase each year, to occupy the commercial space at 1321 Fifth Ave. on the first floor of Hotel Sandford, 1301 Fifth Ave., San Diego, CA 92101.
- 2) Approve one option to extend the lease with BB's Delicatessen for an additional five years, from October 1, 2030, through September 30, 2035, with a 3% rent increase each year, to occupy the commercial space at 1321 Fifth Ave. on the first floor of Hotel Sandford, 1301 Fifth Ave., San Diego, CA 92101.
- 3) Authorize the 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 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 102 HCR26-008 Lease Agreement with The Center for Space at Smart Corner for the Safe Shelter for Transition-Age Youth (Safe STAY) Program

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

- 1) Approve an extension of the term of SDHC's lease with The Center for the space at 1045 11th Ave., San Diego, CA 92101, at the Smart Corner building for the Safe Shelter for Transition-Age Youth (Safe STAY) program to June 30, 2026, to coincide with the end of the fiscal year instead of the current lease end date of April 13, 2026.
- 2) Approve three one-year options to extend the lease at SDHC's discretion, if The Center requests to extend the lease.



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- 3) 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 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 103 [HCR26-001](#) [Fiscal Year 2025 Annual Comprehensive Financial Report \(ACFR\) and Single Audit Reports](#)

That the San Diego Housing Commission (SDHC) Board of Commissioners (Board) accept the Fiscal Year (FY) 2025 (July 1, 2024 – June 30, 2025) Annual Comprehensive Financial Report (ACFR) and Single Audit Reports prepared by CohnReznick LLP, an independent audit firm, and attached to this staff report.

Item 104 [HCR26-011](#) [Authorization to accept \\$26,490,313 in State of California \(State\) Homekey+ capital funds, \\$12,134,986 in City of San Diego funds, and \\$7,000,000 in County of San Diego funds; authorization to accept operating subsidy funds in the amounts of \\$5,921,431 from the State Homekey+ program and \\$3,360,000 from the County of San Diego; authorization to expend \\$46,326,059 to support the proposed acquisition and upgrades of the property at 7798 Starling Dr., San Diego, CA 92123, known as Starling Place; and authorization to acquire Starling Place and complete upgrades at the property.](#)

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

- 1) Authorize SDHC to accept and expend capital funds in the amounts of \$26,490,313 in State of California (State) Homekey+ funds; \$12,134,986 in City of San Diego funds; and \$7,000,000 in County of San Diego funds to support the proposed acquisition and upgrades of the property at 7798 Starling Dr., San Diego, CA 92123, to be known as Starling Place, which will consist of 80 rental housing units affordable for people experiencing homelessness with income up to 30 percent of San Diego's Area Median Income (AMI), and two unrestricted manager's units.
- 2) Authorize SDHC to accept and expend operating subsidy funds in the amounts of \$5,921,431 from the State's Homekey+ program and \$3,360,000 from the County of San Diego to support the operations of Starling Place at 7798 Starling Dr., San Diego, CA 92123.
- 3) Authorize SDHC to acquire Starling Place, pursuant to that certain Purchase and Sale Agreement (PSA) for the property at 7798 Starling Dr., San Diego CA, 92123, dated May 2, 2025, with the seller Tusore Hospitality, Inc.
- 4) Authorize SDHC's President and Chief Executive Officer (President and CEO), or designee, to take such actions and perform such acts as are necessary to acquire Starling Place at 7798 Starling Dr., San Diego, CA 92123, a 40,151-square-foot property, for the price of



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\$37,350,000. Tusore Hospitality, Inc. shall provide clear fee simple title upon acquisition of the property.

- 5) Authorize SDHC's President and CEO, or designee, to execute and record an affordability covenant against Starling Place for 55 years, with 80 units required to remain affordable for households experiencing homelessness or at risk of homelessness with income at or below 30 percent of AMI There will be two additional unrestricted manager's units for a total of 82 units.
- 6) Authorize SDHC to purchase Starling Place and complete all associated closing activities and costs, as well as remediation and upgrades to the property, utilizing \$26,490,313 in State Department of Housing and Community Development Homekey+ funds; \$12,134,986 in City of San Diego funds; \$7,000,000 in County of San Diego funds; and \$700,760 in a Deferred Developer Fee.
- 7) Authorize SDHC's President and CEO, or designee, to substitute approved funding sources for Starling Place, with any other available funds as deemed appropriate, including, without limitation, in the event the Homekey+ grant is delayed beyond the anticipated closing date of February 15, 2026, 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 these approvals, upon the advice of General Counsel.
- 8) Authorize SDHC's 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 upon the advice of General Counsel, to allow SDHC to acquire Starling Place on terms and conditions described in this report, as approved by SDHC's General Counsel, provided that a copy of the of the documents, signed as to form by General Counsel, is submitted to each Housing Commissioner.
- 9) Approve all budgets associated with the purchase and upgrades at Starling Place. This includes the transfer and/or reallocation of funds between any and all funding use line items within the total approved development/project budget, provided the total project/development budget amount after any and all transfers/reallocations does not exceed the previously approved budget total, in any instances when the operational need arises and/or when such actions are to the benefit of SDHC and its mission.
- 10) Authorize SDHC's President and CEO, or designee, to take such actions and perform such acts as necessary for the recruitment and hiring of staff for the ongoing operations of Starling Place.

Item 105 [HCR26-002](#) [Workshop & Discussion: Fiscal Year 2027 Moving to Work Annual Plan](#)

An informational workshop will be presented regarding the Fiscal Year 2027 Moving to Work (MTW) Annual Plan. No action will be taken on this item.



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Item 106 [HCR26-003](#) Workshop & Discussion: Homelessness System Coordination & Navigation

An informational workshop will be presented regarding homelessness system coordination and navigation. No action will be taken on this item.

CLOSED SESSION

It is anticipated that the San Diego Housing Commission Board of Commissioners (SDHC Board) will convene in closed session on January 16, 2026, at 9 a.m. with the following agenda:

- I. Announcement by Counsel of the Matters to be discussed in Closed Session and the basis upon which each will be discussed, as referenced within the Brown Act.
- II. Public Testimony and Comment, if any, concerning any matter on the Closed Session Agenda.
- III. Commissioner comments, if any.
- IV. The SDHC Board will convene in closed session to consider the following agenda:
 - A. Conference with Legal Counsel – Anticipated Litigation, pursuant to subdivision (c) of section 54956.9 of the Government Code and pursuant to Government Code Section 54954.5(c)
One (1) matter
Counsel will discuss the potential initiation of litigation.
- V. Announcement of Actions Taken in Closed Session.
- VI. Adjournment.

ADJOURNMENT

INFORMATIONAL REPORT

[HCR26-007](#) Status of Loan Portfolio – Fiscal Year 2026 First Quarter

**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



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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.

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



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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 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/>