



SAN DIEGO
HOUSING
COMMISSION

MINUTES

**SAN DIEGO HOUSING COMMISSION
MINUTES OF THE SPECIAL MEETING
NOVEMBER 7, 2025
SMART CORNER
4TH FLOOR CONFERENCE ROOM
1122 BROADWAY
SAN DIEGO, CA 92101**

ATTENDANCE

Present:

Chair Eugene “Mitch” Mitchell
Commissioner Stephen P. Cushman
Commissioner Johanna Hester
Commissioner Kellee Hubbard
Commissioner Antoine “Tony” Jackson
President and CEO Lisa Jones
General Counsel Walter Spath

Not present:

Vice Chair Ryan Clumpner
Commissioner Melinda K. Vásquez

10 CALL TO ORDER

Chair Mitchell called the Regular Meeting to order at 9:07 a.m.

20 NON-AGENDA PUBLIC COMMENT

Joy Sunyata commented about the San Diego Housing Commission’s (SDHC) Fiscal Year 2026-2030 Strategic Plan and all the work SDHC has done in 2025.

Raquel Merrill commented on her home and SDHC’s Affordable For-Sale Housing program.

30 COMMISSIONER COMMENTS

Chair Mitchell said poverty is not partisan. Poverty and struggle are about people. SDHC’s budget challenges are about keeping people housed. Chair Mitchell focuses especially on housing people and making sure people are not hungry. There are 395,000 Supplemental Nutrition Assistance Program (SNAP) participants in San Diego County. Some SNAP recipients are likely among the residents of SDHC’s affordable housing units. Chair Mitchell asked SDHC staff to do all they can to connect SNAP recipients at SDHC properties with the food bank. No one should be worried about hunger during the budget dispute in Washington, D.C. One in four San Diegans face food insecurity amid the homelessness crisis and the housing crisis. Housing and food are not luxuries. They are necessities. Chair Mitchell said he is proud of what SDHC’s team is doing to stay focused on its mission, which is about people.



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Chair Mitchell requested the monthly update regarding homelessness shelter bed availability. Senior Vice President of Homelessness Housing Innovations Casey Snell said that in October, the Coordinated Shelter Intake Program (CSIP) received 2,940 referrals for shelter, , and 206 (7 percent) of the referrals were placed in shelter. The main reason individuals could not be placed in shelter was the lack of top bunks for males. The second-highest reason was a lack of bottom bunks for males, and the third-highest reason was a lack of bottom bunks for females. Fiscal Year-to-date, July through October, CSIP has received 9,871 referrals for shelter, with 1,037 placements, for an overall 11 percent placement rate. Similar to October, the main reason shelter referrals were not placed was a lack of top bunks for males. The second-highest reason was a lack of bottom bunks for males and females. The third-highest reason was a lack of beds for families, which was 1,052 requests. From July to August, referrals increased 15 percent. September referrals increased 21 percent from August, and October referrals increased 7.5 percent. Overall, this is a 51 percent increase between July and October. Further analysis is being conducted to assess what factors are contributing to this increase in referral activity.

40 REPORT BY THE PRESIDENT AND CHIEF EXECUTIVE OFFICER

President and Chief Executive Officer Jones shared said a newsletter was sent about recent groundbreakings and grand openings in recent weeks. She also shared that if the federal government shutdown continues into December, SDHC anticipates being able to make its rental assistance payments for December. The shutdown may continue after recent elections across the country as more robust negotiations occur regarding programs that serve many of the families that SDHC also serves. A discussion regarding SDHC's budget, regardless of the federal government shutdown, will happen during the Fiscal Year 2026 Moving to Work Annual Plan Amendment workshop later in this meeting.

50 APPROVAL OF THE MINUTES

The minutes of October 10, 2025, Regular and Special Meeting of the SDHC Board of Commissioners were approved with a correction to Item 30 of the Regular Meeting minutes that Commissioner Hester, not Commissioner Hubbard, recognized Filipino-American History Month. Motion by Commissioner Hester, seconded by Commissioner Jackson, passed by a vote of 4-0, with Vice Chair Clumpner and Commissioner Vásquez not present and Chair Mitchell abstaining.

CONSENT AGENDA

Public testimony by Joy Sunyata on Item 101.

Motion by Commissioner Cushman to approve Items 100 and 101 on consent. Seconded by Commissioner Hubbard and passed by a vote of 5-0, with Vice Chair Clumpner and Commissioner Vásquez not present.

Item 100 HCR25-074 2026 San Diego Housing Commission Board of Commissioners Meeting Schedule

That the San Diego Housing Commission (SDHC) Board of Commissioners (Board) approve the 2026 SDHC Board meeting schedule (Attachment 1), which includes 10 scheduled meetings.



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Item 101 HCR25-075 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 – 7798 Starling Dr.

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 individual application to the State of California Department of Housing and Community Development (Department) Homekey+ Program for grant funds in an amount up to \$35,000,000 in accordance with the November 26, 2024, Notice of Funding Availability (NOFA) for the Homekey+ Program for the acquisition of existing housing at 7798 Starling Dr., San Diego, CA 92123. The revised resolution includes the addition of text to state that the property is existing housing.

SDHC initially classified the project as acquisition/rehab. This site is considered existing housing as defined by the regulations contained at 24 CFR 983.3. Specifically, as stated in the environmental review and physical needs assessment, and as verified by SDHC, the dwelling units substantially comply with Housing Quality Standards, any deficiencies can be reasonably corrected within a 30-day period, and there are no plans to undertake substantial improvements, as defined by 24 CFR983.3, during the first two years the units are subject to a Housing Assistance Payment Contract.

As existing housing, for PBV purposes this project is not subject to the Requirements for Rehabilitated and Newly Constructed Units contained in 24 CFR 983 Subpart D.

- 2) 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, provided that a copy of the documents, signed as to form by General Counsel, are submitted to each Housing Commissioner.

ADOPTION AGENDA

Item 102 HCR25-069 Approval of a Non-Competitive, Sole Source Agreement Between the San Diego Housing Commission and Jewish Family Service to Operate the Safe Parking Program at 4063 Polk Ave., San Diego, CA 92105

Casey Snell, Senior Vice President, Homelessness Housing Innovations, and Holly Nelson Director of Administration, Homelessness Housing Innovations, presented the request for approval.

Public testimony by Joy Sunyata.



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Motion by Commissioner Cushman to approve staff's recommendation. Seconded by Commissioner Hester and passed by a vote of 5-0, with Vice Chair Clumpner and Commissioner Vásquez 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 Jewish Family Service in the amount of \$ 563,350 for a 12-month term from November 17, 2025, through November 16, 2026, with a one-year option to renew, contingent on funds being available, for the operation of the Safe Parking Program at 4063 Polk Ave., San Diego, CA 92105.
- 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 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.

103 HCR25-070 Amend the San Diego Housing Commission Fiscal Year 2026 Budget to Accept and Expend City of San Diego Neighborhood Enhancement Fee Funds for Affordable Housing Preservation

Colin Miller, Senior Vice President, Real Estate Development, and Wendy DeWitt, Vice President, Land Use & Preservation, presented the request for approval.

Public testimony by Joy Sunyata.

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

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

- 1) Amend SDHC's Fiscal Year (FY) 2026 Budget to authorize SDHC to accept and expend City of San Diego Neighborhood Enhancement Fee (NEF) funds in the amount of \$5,913,554 from the City's NEF fund #400877 – Affordable Housing Preservation, for affordable housing preservation activities to acquire and preserve both deed-restricted and naturally occurring affordable housing (NOAH) properties, including future annual transfers from the fund, subject to City budget approval.



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- 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 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. SDHC staff will notify the Housing Authority and the City Attorney's Office about any subsequent amendments or modifications to the documents, and other required documents, including amendments to any documents.

104 HCR25-073 Workshop & Discussion: Fiscal Year 2026 Moving to Work Annual Plan Amendment

Lisa Jones, President and Chief Executive Officer, San Diego Housing Commission, Azucena Valladolid, Executive Vice President, Rental Assistance and Workforce Development, and Debra Fischle-Faulk, Senior Vice President, Community and Strategic Initiatives, presented an informational workshop regarding the Fiscal Year 2026 Moving to Work (MTW) Annual Plan Amendment.

Chair Mitchell adjourned the meeting at 10:48 a.m.

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