



SAN DIEGO
HOUSING
COMMISSION

REVISED SPECIAL MEETING AGENDA

SAN DIEGO HOUSING COMMISSION
REVISED SPECIAL MEETING AGENDA
DECEMBER 11, 2025, 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.

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



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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 연락해주십시오. 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. «کمیسون مسکن» ممکن است بتواند خدماتی برای ترجمه نظرات عمومی به انگلیسی ارائه دهد. برای درخواست خدمات ترجمه، با «بخش ارتباطات و روابط دولتی کمیسون مسکن» به شماره (619) 578-7550 (صوتی)، (619) 2440-398 (TTY) یا از طریق آدرس ایمیل SDHCdocketinfo@sdhc.org تماس بگیرید. لطفاً درخواست خود را حداقل سه روز کاری قبل از تاریخ جلسه «اعضای هیئت کمیسون مسکن» ارسال کنید. در راستای حداکثرسازی مشارکت عمومی، «کمیسون مسکن» متعهد است به درخواست‌های ترجمه زبان سریعاً رسیدگی کند.



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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 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

November 7, 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 [HCR25-077](#) [Loan Recommendation for 40th and Alpha Street Apartments](#)

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) for Staff Recommendations No. 1.

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 \$1,383,000 to Alpha Street Housing Associates, LP, a California limited partnership, to facilitate the acquisition of the land for the new construction of 40th and Alpha Street Apartments, a development at 3947-3953, 3963 Z Street, in the Southcrest community, which will consist of 91 housing units that will remain affordable for 55 years for individuals and families with income from 30 percent to 60 percent of San Diego's Area Median Income (AMI), 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.



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- 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 \$1,383,000 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.

Item 101 [HCR25-078](#) [Loan Recommendation for Crest on Imperial Apartments](#)

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) for Staff Recommendations No. 1.

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 \$4,270,000 to Crest on Imperial LP, a California limited partnership to facilitate the acquisition of the land to be used for the new construction of Crest on Imperial, a transit-oriented development at 101 50th Street, 5020 and 5030-5036 Imperial Avenue in the Lincoln Park community in the Encanto Neighborhoods Community Plan area, which will consist of 99 units that will remain affordable for 55 years for individuals and families with income from 50 percent to 70 percent of San Diego's Area Median Income (AMI) 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:
 - d. 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.
 - e. 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 \$4,270,000 maximum proposed loan amount may not increase.
 - f. To substitute approved funding sources with any other available funds as deemed appropriate, contingent upon budget availability, and further authorize the President and



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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.

Item 102 [HCR25-076](#) [Fiscal Year 2026 Moving to Work Annual Plan Amendment Approval](#)

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

- 1) Approve the Fiscal Year (FY) 2026 Moving to Work (MTW) Annual Plan Amendment (Attachment 1).
- 2) Authorize SDHC to incorporate the approved updates in the FY 2026 MTW Annual Plan Amendment into SDHC's FY 2026 Section 8 Housing Choice Voucher Administrative Plan and SDHC's Admissions and Continued Occupancy Policy for Public Housing, contingent upon the U.S. Department of Housing and Urban Development's approval of the FY 2026 MTW Annual Plan Amendment.
- 3) Authorize the President & 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.

Item 103 [HCR25-080](#) [Housing Authority Designation and Identification of the San Diego Housing Commission's Agency Representatives for Labor Negotiations](#)

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) Pursuant to California Government Code sections 3505 and 54957.6(a) and other applicable state and local laws and regulations, the Housing Authority designates and identifies the following individuals as SDHC's labor representatives on the Management Team for negotiations with SDHC's recognized employee organization and authorizes these representatives to attend closed session meetings for the purpose of providing information to the Housing Authority related to meet and confer and receiving instruction from the Housing Authority, so that SDHC's labor representatives may participate in meet and confer on behalf of SDHC, taking Housing Authority-approved bargaining positions:

Lisa Jones, President and Chief Executive Officer, San Diego Housing Commission

Jeff Davis, Deputy Chief Executive Officer, San Diego Housing Commission

Azucena Valladolid, Executive Vice President of Rental Assistance and Workforce Development, San Diego Housing Commission

Lisette Vargas, Director of Special Projects, San Diego Housing Commission



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Charles B. Christensen, General Counsel, San Diego Housing Commission

Walter Spath, General Counsel, San Diego Housing Commission

Monna Radulovich, Special Counsel, San Diego Housing Commission

- 2) In accordance with California Government Code section 54954.5(f), the Housing Authority consents to the participation of an agent or designee for a specified designated representative if circumstances necessitate the absence of the specified designated representative; however, the name of the agent or designee must be announced at an open session meeting of the Housing Authority held prior to the closed session.
- 3) The Housing Authority authorizes the following SDHC labor representatives to execute tentative agreements and memoranda of understanding reached in meet and confer, and to present all tentative agreements and memoranda of understanding reached in meet and confer to the Housing Authority for final determination and approval by the Housing Authority as to policy and the Housing Authority General Counsel as to form or correctness and further authorizes SDHC's President and Chief Executive Officer, or designee, to perform such actions and to sign such documents as are necessary to accomplish the actions approved by Housing Authority. 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:

Lisa Jones, President and Chief Executive Officer, San Diego Housing Commission

Jeff Davis, Deputy Chief Executive Officer, San Diego Housing Commission

Azucena Valladolid, Executive Vice President of Rental Assistance and Workforce Development, San Diego Housing Commission

Lisette Vargas, Director of Special Projects, San Diego Housing Commission

Charles B. Christensen, General Counsel, San Diego Housing Commission

Walter Spath, General Counsel, San Diego Housing Commission

Monna Radulovich, Special Counsel, San Diego Housing Commission

- 4) The Housing Authority designates the following individuals from the Office of the Independent Budget Analyst as representatives within the meaning of California Government Code section 54957.6(a) to attend closed session meetings of the Housing Authority and to serve in the capacity as observers at "meet and confer" sessions, but they are not designated as labor negotiators for the Housing Authority of the City of San Diego:

Charles Modica, Independent Budget Analyst

Lisa Byrne, Fiscal and Policy Analyst, Office of the Independent Budget Analyst



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Amy Li, Fiscal and Policy Analyst, Office of the Independent Budget Analyst

- 5) The Housing Authority designates the following individuals from the Office of the General Counsel of the Housing Authority of the City of San Diego as representatives within the meaning of California Government Code section 54957.6(a) to attend closed session meetings of the Housing Authority; to perform legal work, as required by applicable law, and to serve in the capacity as observers at “meet and confer” sessions, but they are not designated as members of SDHC’s labor representatives:

Heather Ferbert, City Attorney, City Attorney’s Office and General Counsel, Housing Authority

Leslie Fitzgerald, Assistant City Attorney, City Attorney’s Office and Assistant General Counsel, Housing Authority

Jim McNeill, Assistant City Attorney, City Attorney’s Office and Assistant General Counsel, Housing Authority

Joan Dawson, Senior Deputy City Attorney, City Attorney’s Office and Senior Deputy General Counsel, Housing Authority

CLOSED SESSION

It is anticipated that the San Diego Housing Commission will convene in closed session on Thursday, December 11, 2025, at 9:00 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. Commission will convene in closed session to consider the following agenda:
 - A. CONFERENCE WITH LABOR NEGOTIATORS pursuant to Government Code section 54957.6:
Agency Representatives: Lisa Jones, Jeff Davis, Azucena Valladolid, Lisette Vargas, Charles B. Christensen, Walter Spath, and Monna Radulovich for the San Diego Housing Commission

Employee Organization: Service Employees International Union, Local 221, AFL-CIO



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Counsel's Description of General Nature of Closed Session: Agency Representatives will seek direction from the SDHC Board of Commissioners concerning labor negotiations.

- V. Announcement of Actions Taken in Closed Session.
- VI. Adjournment.

ADJOURNMENT

INFORMATIONAL REPORT

[HCR25-079 Agency Financial Statements – First Quarter Fiscal Year 2026 \(Unaudited\)](#)

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.

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.



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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 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.



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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/>