



SAN DIEGO
HOUSING
COMMISSION

MINUTES

**SAN DIEGO HOUSING COMMISSION
MINUTES OF THE REGULAR MEETING
FEBRUARY 14, 2025
SMART CORNER
4TH FLOOR CONFERENCE ROOM
1122 BROADWAY
SAN DIEGO, CA 92101**

ATTENDANCE

Present:

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
President & CEO Lisa Jones
General Counsel Walter Spath

10 CALL TO ORDER

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

20 NON-AGENDA PUBLIC COMMENT

John Brady spoke about homelessness services and housing the San Diego Housing Commission (SDHC) manages or funded.
Isiah Webster spoke about Section 8 Housing Choice Voucher rental assistance and individuals with disabilities.

30 COMMISSIONER COMMENTS

Vice Chair Clumpner said disability among the population experiencing homelessness needs more discussion, and disability access is an issue in other programs as well. He further stated he appreciates that the public feels they can come to SDHC Board of Commissioners (Board) meetings when they experience a challenge they cannot resolve another way and that something will be done.

Vice Chair Clumpner requested the monthly update regarding homelessness shelter bed availability. Senior Vice President of Homelessness Housing Innovations Casey Snell said that in January, 2,236 referrals for shelter were received, and 287 were processed. That is 13 percent of all referrals received. The main reasons for being unable to accommodate a shelter referral were a lack of enough top bunks for males, bottom bunks for males, and top bunks for females. Year to date, 14,031 referrals for shelter have been processed, and 1,748, have been placed. That is 12 percent of the total referrals received.



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In December and January, 263 new beds became available, which resulted in a slight increase in the percentage of successful shelter placements among the total referrals. That equates to 98 more people being placed in shelter than in previous months.

Through January, the Inclement Weather Shelter program has been activated 36 times. The average utilization rate is 69 percent. On days when Inclement Weather Shelter beds are activated, total shelter referrals increase an average of 24 percent. There were 21,217 total shelter referrals in Fiscal Year 2024, and seven months into Fiscal Year 2025, 14,031 shelter referrals have been received. President and CEO Lisa Jones said the increase in referrals may also be because of a broader spectrum of resources available to meet people's needs.

Commissioner Jackson asked why Inclement Weather Shelter beds are not open more often. Senior Vice President Snell said set criteria are evaluated daily to make sure additional shelter beds are available in more extreme weather conditions.

Commissioner Cushman said progress is occurring on homelessness, with significantly fewer tents and fewer people experiencing unsheltered homelessness in downtown San Diego. The addition of tents with weatherproofing at the City of San Diego's O Lot also represents progress, and better services are being provided.

Chair Mitchell said he would like to see something on the agenda in the coming months related to reviews and assessments performed in connection with property acquisitions to address Americans with Disabilities Act needs.

Public testimony by John Brady.

40 REPORT BY PRESIDENT & CHIEF EXECUTIVE OFFICER

Shelter Housing Initiative Update

Late last year, SDHC launched the Shelter Housing Initiative as a collaboration between SDHC, the Regional Task Force on Homelessness (or RTFH) and several partnering organizations. The goal of this initiative was to connect existing shelter participants to longer-term housing more quickly, which would then free up shelter beds to serve others. SDHC sought to move 150 shelter residents into longer-term housing with this collaborative effort. From November 1, 2024, through January 15, 2025, the diversion programs and system navigation support provided through this initiative assisted 55 households to exit to permanent housing. That is about 36 percent of the goal so far. This collaborative initiative has leveraged housing resources available through the Coordinated Entry System, SDHC's diversion program, and diversion funding from RTFH that shelter staff were able to utilize for diversion efforts. It targeted these resources toward shelter residents during a time where beds were coming offline and while new beds were still being implemented. Coordinated Entry System housing resources were prioritized for this effort, when appropriate from November 1, 2024, through January 31, 2025. It is anticipated the diversion and system coordination components of the initiative will continue through April as SDHC continues to focus on the households that were matched during the prioritization period. As of January 15, 20 households were enrolled in diversion services, which are continuing. An additional 109 households were enrolled in a permanent housing resource or had an active referral to a permanent housing resource. SDHC's System Coordination team is supporting all residents referred to a Coordinated Entry System resource to remove barriers and expedite their transition to permanent housing. The team will continue to provide these households System Coordination services to expedite their exits from shelter to housing. Assuming all individuals that are



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currently enrolled or receiving support services become housed, the initiative would have ended homelessness for 178 households.

Chamber of Commerce Legislative Visit to Sacramento

President and CEO Jones joined the San Diego Regional Chamber of Commerce delegation's trip to Sacramento, along with several San Diego City Councilmembers, and moderated a panel discussion with Assemblymembers Chris Ward and Tasha Boerner on housing, homelessness, and state and local funding. SDHC also met with new Assemblymember Dr. Darshana Patel. Additional topics discussed in a variety of conversations during the trip included the state budget, rising insurance costs and behavioral health policies. Discussions with local business leaders included the cost of living and housing challenges in San Diego; the value of collaboration in developing solutions to increase affordable housing, support workforce stability and reduce homelessness; and partnerships and strategies to improve access to housing.

Inclement Weather Shelter Program

Each year during the months when it is usually rainy or colder, SDHC works with service providers to make additional beds available for unsheltered neighbors. The Inclement Weather Shelter program generally runs from November 1 through March 31. SDHC funds the inclement weather shelter program. Father Joe's Villages and Living Water Church of the Nazarene provide inclement weather shelter beds this winter season. The beds are activated on nights when specific weather conditions exist and when shelter operators confirm they have the capacity to provide these extra beds. From November 1 through February 5, Inclement Weather Shelter beds were activated 36 times. That is a higher number of activations than seen in the same time frame in previous years. What is particularly striking this year is that 91 percent of the activations are due to cold temperatures instead of the normal rain or a combination of rainy and cold conditions. SDHC is currently increasing its budget for this program to cover additional activations this winter. A maximum of 162 inclement weather shelter beds are available each night when the program is activated. Utilization of these beds has been slightly higher this year, with a utilization rate of about 69 percent so far this season compared to 63 percent last year and 66 percent the year before.

Flood Recovery Program

With City funds that had not been committed yet, SDHC started a new phase of the Flood Recovery Program for Displaced Residents to provide lump sum direct financial assistance of up to \$5,500 each for eligible families. As of January 29, SDHC has disbursed \$605,000 to assist 110 families through that phase of the program. Combined with the previous phase of the program, more than \$5.4 million has been disbursed in assistance payments for 424 eligible families who were impacted by the January 2024 floods. SDHC also continues to contract with the Harvey Family Foundation on the housing restoration assistance component of the Flood Recovery Program. As of January 27, that program has expended more than \$399,000 to complete rehabilitations of 29 housing units to enable families—either homeowners or tenants—to resume occupying them. Another eight housing units are pending completion of their rehabilitation, with expenses estimated at \$227,000. More than a year removed from the floods, the recovery process is still ongoing for many families—including those SDHC has been able to assist and families SDHC was not able to provide assistance to. Throughout this process, SDHC staff has worked with compassion and diligence to assist these families. It is anticipated that there will be a small amount of funding left after the final payments are processed for phase two, and SDHC will work with Council offices from districts of the flood-impacted areas on recommendations on how best to utilize the remaining funding.



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Pause on Federal Grant Funding

The flurry of activity with the new presidential administration in Washington included an announcement from the Office of Management and Budget on January 28 regarding federal funding. The memo announcing a pause or freeze on federal grants and loans for a variety of programs resulted in significant uncertainty and concern for many people. While the memo has been rescinded and legal rulings stopped the freeze, quite a bit of uncertainty remains going forward. SDHC's focus is making sure that payments continue to be made toward rent for the more than 17,000 families in SDHC's rental assistance programs. SDHC expends approximately \$28 million per month on these rental assistance programs. SDHC worked quickly and engaged with national housing groups to gather information and understand the potential impacts on programs. SDHC was advised that the freeze would not apply to programs that provide direct benefits—including rental assistance—or where payments are required by law. However, SDHC was still locked out of the U.S. Department of Housing and Urban Development's (HUD) disbursement system for over 24 hours. As this freeze occurred just days before the first of the month, a temporary pause was placed on the check run that pays rental assistance to landlords on behalf of over 17,000 families by the first of every month. These aggressive federal actions demonstrate the critical importance of making sure SDHC can continue to provide rental assistance payments for the families served. Generally, a best practice among housing agencies nationwide such as SDHC is to ensure the financial resources are available to cover rental assistance payments of four to six weeks when unexpected disruptions may occur. National affordable housing groups responded, advocated for and informed member organizations like SDHC about the federal action and its impact, and advocacy efforts will continue.

50 APPROVAL OF THE MINUTES

The minutes of the Regular SDHC Board of Commissioners Meeting of January 17, 2025, were approved on a motion by Commissioner Jackson, seconded by Vice Chair Clumpner, and passed by a vote of 7-0.

CONSENT AGENDA

Motion by Commissioner Cushman to approve Items 100 and 102 on consent. Seconded by Commissioner Hester and passed by a vote of 7-0.

100 HCR25-007 Fiscal Year 2026 Moving to Work Annual Plan 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.
- 2) Authorize the President and 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.



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102 HCR25-013 Actions Establishing President & Chief Executive Officer Compensation for Period of December 13, 2024, through December 12, 2025, as recommended by the Ad Hoc CEO Performance Evaluation Committee of the San Diego Housing Commission Board of Commissioners

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, pursuant to San Diego Municipal Code (SDMC) 98.0301(i)(3):

- 1) Increase the President and CEO's current base salary by 5 percent, retroactively commencing on December 13, 2024, for a period of one year until December 12, 2025 (the Compensation Period), in consideration of the President and CEO's exemplary work as determined by the SDHC Board as well as an additional \$5,000 to right-size the salary based on review of comparable salaries.
- 2) Maintain the President and CEO's current compensation package, as referenced within Section 3, "Compensation and Benefits," in the executed Employment Agreement approved by the Housing Authority on December 12, 2023 (Resolution HA-1997) for the period ending on December 13, 2024, except as expressly modified by Items 1 and 3 of these recommendations.
- 3) Approve a \$14,000 performance incentive payment in recognition of the President and CEO's excellent performance as determined by the SDHC Board.

ADOPTION AGENDA

101 HCR25-011 Approval of an Operating Agreement Between the San Diego Housing Commission and Catholic Charities, Diocese of San Diego to Operate the Rachel's Promise Center for Women and Children at 733 Eighth Ave., San Diego, CA 92104

Casey Snell, Senior Vice President, Homelessness Housing Innovations Division, and Jonathan Herrera, Vice President, Homelessness Housing Innovations Division, presented the request for approval.

Public testimony by John Brady.

Motion by Commissioner Cushman to approve staff's recommendation. Seconded by Commissioner Hester and passed by a vote of 7-0.

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

- 1) Authorize SDHC to enter into an agreement with Catholic Charities, Diocese of San Diego to operate a 210-bed, non-congregate, congregate and semi-congregate shelter program at 733 Eighth Ave., San Diego, CA 92101, for an initial four-month term from March 1, 2025, through June 30, 2025, in the amount of \$1,616,717, which includes start-up expenses in the amount of \$103,940, with four one-year options to renew in the



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amount of \$5,034,981 per year. In Fiscal Year 2026 only, additional start-up expenses in the amount of \$309,084 will be necessary to reach the full bed capacity. Funding in Fiscal Year 2025 is anticipated to be City General 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 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.

Chair Mitchell adjourned the Regular Meeting at 10:15 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