



SAN DIEGO
HOUSING
COMMISSION

MINUTES

**SAN DIEGO HOUSING COMMISSION
MINUTES OF THE SPECIAL MEETING
APRIL 16, 2026
SMART CORNER
4th FLOOR CONFERENCE ROOM
1122 BROADWAY
SAN DIEGO, CALIFORNIA 92101**

ATTENDANCE

Present:

Chair Eugene "Mitch" Mitchell
Vice Chair Ryan Clumpner
Commissioner Stephen P. Cushman
Commissioner Kellee Hubbard
Commissioner Antoine "Tony" Jackson
Commissioner Melinda K. Vásquez
President and CEO Lisa Jones
General Counsel Chuck Christensen

Not present:

Commissioner Johanna Hester

10 CALL TO ORDER

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

CONSENT AGENDA:

Motion by Vice Chair Clumpner to approve Item 102, Item 103, Item 104 and Item 105 on consent. Seconded by Commissioner Hubbard and passed by a vote of 6-0, with Commissioner Hester not present

Item 102 HCR26-028 Exterior Elevated Elements Repairs Contract for Park Crest Senior Apartments

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

- 1) Approve an award of a contract to AllSource Co. in an amount of \$297,392 plus a 10 percent contingency of \$29,739 for a total amount not to exceed \$327,131 to complete the elevated element repairs needed at the Park Crest Apartments, 5300 Orange Ave., San Diego, CA 92115, including repairing 26 balconies and four common elevated walkways.
- 2) 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



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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 HCR26-014 Approval of the Operating Agreement between the San Diego Housing Commission and Alpha Project for the Homeless to Operate the Imperial Shelter for Single Adults at 1710 Imperial Ave., San Diego, CA 92101

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

- 1) Authorize SDHC to enter into an operating agreement with Alpha Project for the Homeless, in the amount of \$3,523,195 for an initial 12-month term from July 1, 2026, through June 30, 2027, with four, one-year options for renewal, contingent on funds being available, for the operation of the Imperial Shelter for Single Adults at 1710 Imperial Ave., San Diego, CA 92101.
- 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.

Item 104 HCR26-015 Approval of the Operating Agreement between the San Diego Housing Commission and Alpha Project for the Homeless to Operate the Harm Reduction Interim Shelter Program at 3220 Sports Arena Blvd., San Diego, CA 92110

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

- 1) Authorize SDHC to enter into an operating agreement with Alpha Project for the Homeless, in the amount of \$1,970,278 for an initial 12-month term from July 1, 2026, through June 30, 2027, with four, one-year options for renewal, contingent on funds being available, for the operation of the Harm Reduction Interim Shelter Program Adults at 3220 Sports Arena Boulevard, San Diego, CA 92110.
- 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



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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.

Item 105 HCR26-017 Approval of a Noncompetitive, Sole Source Agreement Between the San Diego Housing Commission and St. Vincent de Paul Village, Inc., dba Father Joe's Villages, to Operate the City of San Diego's Bishop Maher Interim Shelter Program

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

- 1) Authorize SDHC to enter into a noncompetitive, sole source agreement under Procurement Policy 9.1 with St. Vincent de Paul Village, Inc., dba Father Joe's Villages, in the amount of \$592,313 for a 12-month term from July 1, 2026, through June 30, 2027, with four, one-year options to renew, contingent on funds being available, for the operation of the Bishop Maher Interim Shelter Program at 1501 Imperial Ave., San Diego, CA 92101.
- 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.

ADOPTION AGENDA:

Item 100 HCR26-018 Workshop & Discussion: San Diego Housing Commission Proposed Fiscal Year 2027 Budget

President and CEO Lisa Jones, Chief Operating Officer Azucena Valladolid and Vice President of Financial Services Christelle Van Der Windt presented an informational workshop regarding



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the San Diego Housing Commission's proposed Fiscal Year 2027 Budget. No action was taken on this item.

Chair Mitchell left the meeting at 9:41 a.m.

Item 101 HCR26-021 Proposed Fiscal Year 2027 City of San Diego Affordable Housing Fund Annual Plan

Christelle Van Der Windt, Vice President of Financial Services, and Principal Budget & Reporting Analyst Mathew Higgins presented the request for approval.

Motion by Commissioner Jackson to approve staff's recommendation. Seconded by Commissioner Cushman and passed by a vote of 5-0, with Chair Mitchell and Commissioner Hester not present.

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

- 1) Approve the Proposed Fiscal Year (FY) 2027 City of San Diego Affordable Housing Fund Annual Plan Program Activity Allocation of \$39,024,228 in anticipated funds (also included in the proposed FY 2027 SDHC Budget), of which \$22,467,422 was approved in prior years, and the proposed Model Programs.
- 2) Authorize SDHC's President and Chief Executive Officer (President and CEO), or designee, to reallocate funds among the proposed Model Programs included in the FY 2027 AHF Annual Plan in response to market demands and opportunities.

Item 106 HCR26-026 Final Bond Authorization and Tax Equity and Fiscal Responsibility Act (TEFRA) Hearing and Resolution for Hillcrest Hall

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

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

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

SDHC Board

- 1) Hold a Tax Equity and Fiscal Responsibility Act (TEFRA) public hearing, approving the Housing Authority's issuance of tax-exempt Multifamily Housing Revenue Bonds in an amount not to exceed \$20,000,000 to facilitate Hillcrest Hall, LP's acquisition and new construction of Hillcrest Hall, a new affordable rental housing development at 1601



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University Ave, in the Uptown Community Plan area, which will consist of 97 rental housing units that will remain affordable for 55 years for families earning 30 percent to 70 percent of the San Diego Area Median Income (AMI) and one unrestricted manager's unit.

Housing Authority

- 1) Authorize the issuance of tax-exempt Multifamily Housing Revenue Bonds in an aggregate amount not to exceed \$20,000,000 and taxable bonds in an amount not to exceed \$40,000,000 to fund Hillcrest Hall LP's acquisition and new construction of Hillcrest Hall, a new affordable rental housing development at 1601 University Ave, in the Uptown Community Plan area, which will consist of 97 units that will remain affordable for 55 years for families earning 30 percent to 70 percent of the San Diego Area Median Income (AMI) and one unrestricted manager's unit.
- 2) Authorize SDHC's President and Chief Executive Officer (President and CEO), or designee, to execute any and all documents that are necessary to effectuate the transaction and implement these approvals in a form approved by the General Counsel of the Housing Authority and of SDHC and the Bond Counsel, and to take such actions as are necessary, convenient, and/or appropriate to implement these approvals upon advice of the General Counsel and/or the Bond Counsel.

City Council

- 1) Adopt a Tax Equity and Fiscal Responsibility Act (TEFRA) resolution approving the issuance of tax-exempt Multifamily Housing Revenue Bonds in an amount not to exceed \$20,000,000 to fund Hillcrest Hall, LP's acquisition and new construction of Hillcrest Hall, a new affordable rental housing development at 1601 University Ave, in the Uptown Community Plan area, which will consist of 97 rental housing units that will remain affordable for 55 years for families earning 30 percent to 70 percent of the San Diego Area Median Income (AMI) and one unrestricted manager's unit.

Item 107 HCR26-027 Final Bond Authorization and Tax Equity and Fiscal Responsibility Act (TEFRA) Resolution for Mercado Apartments

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

On a motion by Commissioner Cushman, seconded by Commissioner Jackson, the SDHC Board voted with three ayes and two nays to forward the staff recommendations to the Housing Authority and the City Council. The item is forwarded without a recommendation from the SDHC Board because it received fewer than four aye votes. Commissioner Cushman requested for his comments in opposition to the item to be noted and forwarded to the Housing Authority, and he offered to provide a letter to attach to the staff report to share his opposition with the Housing Authority members.



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Housing Authority

- 1) Authorize the issuance of a tax-exempt Housing Authority of the City of San Diego Multifamily Housing Revenue Notes in an aggregate amount not to exceed \$30,073,052 to facilitate MAAC Mercado L.P.'s acquisition and new construction of 92 housing units and rehabilitation of 132 existing units for a total of 224 housing units at Mercado Apartments at 2001 Newton Ave. in the Barrio Logan Community Plan neighborhood of San Diego. Mercado Apartments will consist of 222 rental housing units that will remain affordable for 55 years for individuals and families earning 30 percent to 60 percent of the San Diego Area Median Income (AMI) and two unrestricted managers' units.
- 2) Authorize SDHC's President and Chief Executive Officer (President and CEO), or designee to execute any and all documents that are necessary to effectuate the transaction and implement these approvals in a form approved by General Counsel and Bond Counsel, and to take such actions that are necessary, convenient or appropriate to implement these approvals upon advice of General Counsel and/or Bond Counsel

City Council

- 1) Adopt a resolution approving the issuance of Housing Authority of the City of San Diego Multifamily Housing Revenue Notes in an amount up to \$30,073,052 to facilitate MAAC Mercado L.P.'s acquisition and new construction of 92 housing units and rehabilitation of 132 existing units for a total of 224 housing units at Mercado Apartments at 2001 Newton Ave. in the Barrio Logan Community Plan neighborhood of San Diego. Mercado Apartments will consist of 222 rental housing units that will remain affordable for 55 years for individuals and families earning 30 percent to 60 percent of the San Diego Area Median Income (AMI) and two unrestricted managers' units.

20 NON-AGENDA PUBLIC COMMENT

There were no non-agenda public comments.

30 COMMISSIONER COMMENTS

Vice Chair Clumpner requested the monthly update regarding homelessness shelter bed availability. Senior Vice President of Homelessness Housing Innovations Casey Snell said the Coordinated Shelter Intake Program (CSIP) received 3,418 shelter referrals in March, of which 260 were accommodated, which is an 8% completion rate. The primary reasons were insufficient beds for males (52%), insufficient beds for females (18%) and insufficient beds for families (10%). The number of referrals in March decreased 15 percent from the previous month. In the fiscal year to date, CSIP has received 25,579 referrals, of which 2,123 were accommodated for an 8 percent completion rate. The primary reasons mirror the month of March.

The program has improved its ability to track unique households. The 3,418 referrals in March were for 1,043 unique households. That is a 3 percent increase in unique households from the previous month. Referring partners indicated that their new unique



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contacts were largely due to activities to engage individuals identified in open space encampments. When measured by unique households rather than total referrals, the completion rate doubles to 16 percent. Fiscal year-to-date data show 5,486 unique households tried to access shelter, with 39 percent referred only once, 49 percent referred two to nine times, and 10 percent were referred 10 to 24 times.

The Inclement Weather Shelter program concluded with 29 activations (41 percent fewer than the previous winter). The program served 3,236 individuals. The utilization rate was 69 percent. The primary way participants hear about the program is word-of-mouth.

40 APPROVAL OF THE MINUTES

The minutes of the Regular Housing Commission meeting of March 13, 2026, were approved on a motion by Hubbard, seconded by Commissioner Vásquez, and passed by a vote of 5-0, with Chair Mitchell and Commissioner Hester not present.

ADJOURNMENT

Vice Chair Clumpner adjourned the meeting at 10:53 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