



SAN DIEGO
HOUSING
COMMISSION

MINUTES

**SAN DIEGO HOUSING COMMISSION
MINUTES OF THE REGULAR MEETING
MAY 8, 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 Antoine "Tony" Jackson
President and CEO Lisa Jones
General Counsel Walter Spath

Not present:

Commissioner Johanna Hester
Commissioner Kellee Hubbard
Commissioner Melinda K. Vásquez

10 CALL TO ORDER

Chair Mitchell called the Regular Meeting to order at 9:05 a.m.

CONSENT AGENDA:

Motion by Commissioner Cushman to approve Item 101 and Item 102 on consent. Seconded by Commissioner Jackson and passed by a vote of 4-0.

- 101 HCR26-016 Approval of the Operating Agreement between the San Diego Housing Commission and St. Vincent de Paul Village, Inc., dba Father Joe's Villages, to Operate the Single Adults Interim Shelter Program at 4141 Pacific Highway, 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 St. Vincent de Paul Village, Inc., dba Father Joe's Villages, in the amount of \$2,865,640 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 Single Adults Interim Shelter Program at 4141 Pacific Highway, San Diego, CA 92110.



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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 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.

102 HCR26-029 Approval of the Operating Agreement between the San Diego Housing Commission and St. Vincent de Paul Village, Inc., dba Father Joe's Villages, to Operate the Transitional Housing Program for Seniors at 4141 Pacific Highway, 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 St. Vincent de Paul Village, Inc., dba Father Joe's Villages, in the amount of \$746,031 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 Transitional Housing Program for Seniors at 4141 Pacific Highway, 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 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.



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ADOPTION AGENDA:

100 HCR26-020 San Diego Housing Commission Proposed Fiscal Year 2027 Budget

Lisa Jones, President and Chief Executive Officer; Azucena Valladolid, Chief Operating Officer; and Christelle Van Der Windt, Vice President of Financial Services, presented the request for approval.

Motion by Vice Chair Clumpner to approve staff's recommendations. Seconded by Commissioner Cushman and passed by a vote of 4-0.

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) Approve SDHC's proposed \$688 million Fiscal Year (FY) 2027 Budget (Attachment I).
- 2) Delegate authority to the SDHC Board of Commissioners (Board) to approve amendments to the FY 2027 Budget for the following amounts, consistent with prior delegation of authority from the Housing Authority:
 - a. Line-item transfers not to exceed \$500,000 of budget authority that do not impact the overall size of the Housing Authority-approved FY 2027 Budget;
 - b. Additional funding for the FY 2027 Budget resulting from applications submitted with the approval of the Housing Authority (per Housing Authority Resolution 1569); and
 - c. Additions from other sources, not to exceed \$500,000 on an individual basis, to the FY 2027 Budget.
- 3) Delegate authority to SDHC's President and Chief Executive Officer to amend the FY 2027 Budget for amounts not to exceed \$250,000 consistent with policies, programs and activities approved by the SDHC Board and Housing Authority.

20 NON-AGENDA PUBLIC COMMENT

Marie commented about a rental housing voucher.

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 2,947 shelter referrals in April, of which 287 were accommodated, for a 10% completion rate. The primary reasons were insufficient beds for males (50%), insufficient beds for females (25%) and insufficient beds for families (6%). The completion rate increased to 10% in April from 8% in March due to a special outreach event that SDHC and the City of San Diego conducted in East Village. The 2,947 referrals in April consisted



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of 1,080 unique individuals asking for shelter, a 4% increase in unique individuals compared to March and a 30% increase since the start of the fiscal year.

In the fiscal year to date, CSIP has received 28,526 shelter referrals, of which 2,410 were accommodated, for an 8% completion rate. The primary reasons were insufficient beds for males (50%), insufficient beds for females (25%) and safe sleeping (9%). The 28,526 shelter referrals in the fiscal year to date consisted of 6,055 unique individuals asking for shelter. About 38% of the unique individuals (2,296) were referred for shelter one time, and about 49% (2,999) were referred two to nine times. The remaining 13% were referred to shelter 10 or more times.

40 REPORT BY THE PRESIDENT AND CEO

Updates to SDHC's Family Contribution Calculations

About a month ago, SDHC started to formally notify families in its rental assistance and public housing programs about changes SDHC is implementing later this year to the way SDHC calculates the amounts that families contribute toward their housing in these programs. The SDHC Board approved the changes late last year, and the U.S. Department of Housing and Urban Development recently approved the updates. SDHC started providing information and public noticing to the families as early as last October and has continued to talk publicly and meet with community-based organizations and advocacy groups around this work to get information out. SDHC found it necessary to increase these family contribution amounts because federal funding is not meeting the rental assistance needs of all the families SDHC currently serves. If these updates were not implemented, hundreds of families could lose their rental assistance entirely. SDHC's goal is to make sure families continue with this assistance and remain housed. By making these changes, SDHC expects to be able to continue to assist all the eligible families currently in SDHC's rental assistance and public housing programs. With these updates, Elderly-Disabled households will pay 32 percent of their income toward their rental housing. SDHC will continue to not have any required minimum family contribution for Elderly-Disabled households. The family contribution amount for households that are Work-Able will be either 40 percent of their income or a minimum family contribution amount. The minimum family contribution amounts are based on the household size and the current minimum wage of \$17.75 per hour in the City of San Diego. For instance, a household with one Work-Able adult would be calculated at one Work-Able adult working 25 hours a week at minimum wage. The minimum family contribution for a family with one Work-Able adult will be \$580 per month. A family with two Work-Able adults would have a minimum family contribution of \$1,155 per month. A family with three or more Work-Able adults would have a minimum family contribution of \$1,735 per month. SDHC has sent letters to the affected families through the U.S. mail and email. SDHC will continue to send additional notices before the new family contribution amounts take effect on October 1, 2026. SDHC also has provided information through frequently asked questions and explanatory videos on SDHC's website. These resources are available in English, Spanish and Vietnamese. Additionally, SDHC has a dedicated page on its website with a list of many community resources available for these families. SDHC has worked with community-based organizations to make sure that web page is robust and updated regularly. SDHC's notices about the updated family contributions also include information about these community resources available to them and the SDHC Achievement Academy, which helps families confirm their eligibility for other government benefits and collaborates with community partners to develop job skills and career plans. SDHC is also collaborating with community partners to host resource fairs for affected families. Additional details regarding specific dates and locations will be shared



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as they become available. SDHC will offer time-limited hardship assistance for eligible families when the new family contribution amounts are implemented. Details about how to request this support will be included in each household's Family Contribution Letter. SDHC knows families it serves may reach out to our community-based organizations and policymakers for help with resources as well. So SDHC is also working with Council offices and state and federal representatives' local offices and has shared information and links to resources with them to assist families who may reach out to them with questions. SDHC also has updated the members of its Community-Based Organizations Advisory Group about these changes and the resources available to assist affected families.

Federal and State Advocacy

One of the reasons SDHC had to revise the family contribution calculations in its rental assistance and public housing programs is ongoing uncertainty about SDHC's federal funding, which already has been insufficient for those programs. SDHC only recently received its funding letter from HUD. SDHC's initial assessment is that funding is coming in about as SDHC had projected, so no significant changes are anticipated. As insufficient funding continues, it is important for SDHC to have opportunities to connect directly with federal lawmakers to share SDHC's priorities and how the lack of sufficient federal funding affects the families SDHC serves. SDHC joined City Councilmembers and the Mayor at the San Diego Regional Chamber of Commerce's mission to Washington, D.C. on April 27 and 28. On this trip, SDHC met with U.S. Representatives Sara Jacobs and Mike Levin and the chief of staff for U.S. Representative Scott Peters. SDHC also had good conversations with Council President Joe LaCava, Council President Pro Tem Kent Lee, and Councilmembers Vivian Moreno and Stephen Whitburn. The meetings in Washington included discussions about housing affordability, federal rental assistance, homelessness, and how federal resources are essential to assisting the families in the San Diego community and the impacts when that funding is insufficient. CEO Jones also moderated a conversation with National Multifamily Housing Council President Sharon Wilson Geno. SDHC thanks the San Diego Regional Chamber of Commerce for organizing this important mission to Washington, D.C., and for the opportunity to advocate with lawmakers.

State resources are also crucial to the housing and homelessness programs SDHC administers. A couple of weeks before the Washington trip, SDHC joined People Assisting the Homeless (PATH) and City Council President Joe LaCava on a trip to Sacramento to meet with state lawmakers. SDHC had the opportunity to connect with State Senate President Pro Tempore Monique Limon's staff; the Governor's Deputy Legislative Secretary, Myles White; Assemblymember Jesse Gabriel's staff; and consultants for the State Senate's Budget Subcommittee and Senate Housing Committee. The meetings included discussions about the state's Homeless Housing, Assistance and Prevention (HHAP) funding and how potential cuts to homelessness services and programs could impact the San Diego community. The state did not include any HHAP funding in the current state budget and proposed half of the amount from previous years for the coming fiscal year. SDHC has advocated for more HHAP funding from the state and will continue to because it is a crucial source of funds for homelessness programs SDHC administers.

Grand Opening: Jacaranda on Ninth

SDHC also continues to create affordable housing opportunities in the San Diego community for families that need them. On May 7, 2026, SDHC Senior Vice President of Real Estate Development Colin Miller joined Mayor Todd Gloria, developer Community Housing Works, and



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additional partners for the grand opening of Jacaranda on Ninth. This development provides 87 new affordable rental apartments in the Cortez Hill neighborhood. They will remain affordable for 55 years for households with extremely low income. Fourteen of these units are for people who previously experienced homelessness. SDHC awarded rental housing vouchers to help the residents pay for their housing at Jacaranda. SDHC also supported the development with financing through a loan and Multifamily Housing Revenue Bonds, which the SDHC Board and the City Council approved.

Grand Opening: The Teralta

The grand opening of another new development on April 16 celebrated the addition of 72 affordable rental apartments in City Heights for families with low income. CEO Jones joined Councilmember Sean Elo-Rivera, Mayor Todd Gloria, the developer, Wakeland Housing and Development Corporation, and the Price Philanthropies Foundation for the opening of The Teralta. SDHC awarded 33 rental housing vouchers to this development to help families with extremely low income pay for their housing at that site. The Teralta was built specifically to provide three- and four-bedroom apartments for larger families. Having sites that support larger families is a huge need in the San Diego community, and Wakeland did a terrific job really building a site that fits well in the community and enhances the whole area of that main drive. With rents that they can afford, these families will have a greater opportunity to devote more of their time and their limited resources to work, school, health, and to spending time with each other and community.

Groundbreaking: Serra Mesa

The groundbreaking was celebrated April 14 for a new development that, when it is completed, will provide 59 affordable rental apartment homes. Serra Mesa Apartments will transform a former City of San Diego library site into affordable housing—a great new use for that site. About half of the rental homes there are for veterans who experienced homelessness. SDHC awarded 30 Veterans Affairs Supportive Housing vouchers to that project and for those veterans. SDHC also supported the development with a loan. SDHC Senior Vice President of Real Estate Development Colin Miller joined Mayor Todd Gloria, developer Community HousingWorks, and additional partners for this groundbreaking.

50 APPROVAL OF THE MINUTES

The minutes of the Special Housing Commission meeting of April 16, 2026, were approved on a motion by Vice Chair Clumpner, seconded by Commissioner Cushman, and passed by a vote of 4-0.

ADJOURNMENT

Chair Mitchell adjourned the meeting at 10:19 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