



SAN DIEGO
HOUSING
COMMISSION

MINUTES

**SAN DIEGO HOUSING COMMISSION
MINUTES OF THE REGULAR MEETING
SEPTEMBER 11, 2026
SMART CORNER
4th FLOOR CONFERENCE ROOM
1122 BROADWAY
SAN DIEGO, CALIFORNIA 92101**

ATTENDANCE

Present:

Chair Eugene "Mitch" Mitchell
Commissioner Stephen P. Cushman
Commissioner Kellee Hubbard
Commissioner Antoine "Tony" Jackson
Commissioner Kwofi Reed
Commissioner Melinda K. Vásquez
President and CEO Lisa Jones
General Counsel Walter Spath

Not present:

Commissioner Johanna Hester

10 CALL TO ORDER

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

20 NON-AGENDA PUBLIC COMMENT

Zach Defazio-Farrell spoke about compliance monitoring fees, the Trolley Stop Apartments development and Assembly Bill (AB) 2430.

Gene Broussard spoke about compliance monitoring fees, the Trolley Stop Apartments development and AB 2430.

Manny Rodriguez spoke about the San Diego Housing Commission's position on AB 2340.

30 COMMISSIONER COMMENTS

Chair Mitchell said the expansion of shelter bed capacity at Rachel's Promise Center for Women and Children is fantastic. The number of women and children that need space has increased, and this is a wonderful project.



Special Meeting Minutes of September 11, 2026

Chair Mitchell thanked San Diego Housing Commission (SDHC) staff who participated in Community Resource Fairs for families participating in Housing Choice Voucher rental assistance and public housing programs. Sometimes when people start to navigate a situation they have never experienced before, they don't know who to call or where to go. The resource fairs make a meaningful difference and address the anxiety that arises when people are uncertain.

Chair Mitchell acknowledged Commissioner Cushman for passion that supported the Diversion Collective, a new initiative designed to assist up to 600 households experiencing homelessness or imminent risk of homelessness in San Diego County.

Chair Mitchell requested the monthly update regarding homelessness shelter bed availability. Vice President of Homelessness and Housing Stability Initiatives Jonathan Herrera reported that the Coordinated Shelter Intake Program (CSIP) received 4,828 referrals for shelter during July and August. Of those, 468 referrals were accommodated, which is a 10 percent completion rate. The primary reason for incomplete referrals continues to be a lack of bed availability, which accounts for approximately 90% of cases. The 4,828 referrals were composed of 1,591 unique households. Of these households, 94% were referred for shelter between one and nine times.

40 REPORT BY PRESIDENT & CHIEF EXECUTIVE OFFICER

Federal Budget Update

Approximately 72 percent of the San Diego Housing Commission's (SDHC) new revenue for the current fiscal year is derived from federal sources, making federal funding decisions highly significant for operations, programs, and the households served. Last week, the President signed a Continuing Resolution that passed both chambers of Congress with bipartisan support. The resolution maintains federal funding at Fiscal Year (FY) 2026 levels through December 11. That is positive, but FY 2026 still did not meet SDHC's needs, so it creates an ongoing challenge for SDHC's budget. The Continuing Resolution also extends homelessness assistance grants—such as Continuum of Care and Emergency Solutions Grant funding—through Fiscal Year 2027. Of particular interest is the potential impact this Continuing Resolution could have on SDHC's Emergency Housing Voucher (EHV) families. About 310 families currently remain in the program, and SDHC has projected that its funding for the program will run out in December. That would mean that assistance would end for these families in December. These are among some of the most vulnerable SDHC serves, so they would be a very high risk of returning to homelessness. The Continuing Resolution authorizes the U.S. Department of Housing and Urban Development (HUD) to use tenant protection vouchers to support EHV households. It does not allocate new funding for EHV, but it authorizes the use of unobligated funds from last year's federal budget to support tenant protection vouchers and other program needs. About \$600 million is available for multiple programs. The specific amount that will be allocated to tenant protection



Special Meeting Minutes of September 11, 2026

vouchers is unclear. It will depend on how HUD decides to allocate funds. SDHC is awaiting further guidance from HUD and continues to work closely with HUD and its federal consultant to secure necessary funds to support all our EHV families.

Rachel's Promise Shelter Expansion

SDHC announced the expansion of shelter beds for single women and women with children at Rachel's Promise Center for Women and Children in downtown San Diego. The expanded Rachel's Promise offers an uplifting and supportive environment that communicates care and investment in the well-being of residents. The shelter's capacity increased from 50 beds to 210—approximately 110 beds for single women and 100 for women with children. SDHC joined Mayor Todd Gloria, Catholic Charities Diocese of San Diego CEO Vito Pagan, Bishop of San Diego Michael Pham, property owners Dene Oliver and Jim McMillan, and District Attorney Summer Stephan to announce the additional shelter beds. The City of San Diego funds the program, and SDHC contracts with Catholic Charities to operate the program. Property owners Dene Oliver and Jim McMillan provided a lot of support, including capital investment, to make this project possible. SDHC thanks all the partners whose collaboration made this expanded shelter possible. Rachel's Promise as a gold standard example of successful public-private partnership.

Resource Fairs for Rental Assistance and Public Housing Participants

SDHC has been collaborating with many community partners to offer resource fairs for families participating in Housing Choice Voucher rental assistance and public housing programs. These resource fairs are intended to help households as they prepare for updates to their family contribution toward their rental housing costs, which will take effect October 1. The fairs share resources about career services, managing money and credit, childcare, food access, discounted utilities and transportation, and other supports. Based on participant feedback, more opportunities to interview for jobs on-site have been made available. Some households have already benefited from on-the-spot assistance, including individuals who secured employment through the SDHC Achievement Academy and others who resolved challenges related to county benefits and transportation. SDHC has conducted extensive outreach to let families know about the resource fairs, which have served 200 families. SDHC held the first resource fair July 18 at the San Diego Central Library. The Chicano Federation and the Partnership for the Advancement of New Americans (PANA) held resource fairs in August. Logan Heights Community Development Corporation will hold a resource fair on September 12. Information about the resource fairs and links to community resources are available at sdhc.org/resources. SDHC thanks all partner organizations and the San Diego Central Library for their collaboration.

Diversion Collective Launch

Commissioner Cushman was thanked for his leadership and support in the development of the Diversion Collective, a new initiative designed to assist up to 600 households experiencing homelessness or imminent risk of homelessness in San Diego County. The



Special Meeting Minutes of September 11, 2026

program aims to help households avoid shelter stays or shorten their time in shelter by rapidly connecting them to stable housing. The initiative launched in June, with a kickoff meeting for partner organizations held in July. Through support from the County of San Diego and numerous philanthropic partners, approximately \$2.6 million has been secured to fund the Diversion Collective. The initiative leverages SDHC's experience operating diversion programs since 2017, which have successfully supported nearly 1,000 households to avoid extended shelter stays.

Between June 1 and July 31, the Diversion Collective served 48 households, with 26 still enrolled at the end of July. Of the 22 households that completed and exited the program, 91 percent exited to permanent housing. The average monthly cost for these households was \$2,557. SDHC anticipates the to rise as partner organizations submit additional invoices for services rendered. However, diversion provides a person-centered, cost-effective strategy for helping households stabilize quickly, reducing pressure on limited shelter space and shortening the duration of homelessness. While diversion is not appropriate for every situation, it remains a critical tool in the region's homelessness response system.

Diversion is an approach focused on light-touch case management and short-term financial assistance for eligible households accessing the homelessness crisis response system. Services may include landlord mediation, housing search assistance, one-time rental assistance, support with application fees, utilities, moving costs, security deposits, and referrals to additional community resources. Diversion helps families stabilize quickly, reduce trauma associated with displacement, and overcome urgent barriers. Through creative problem solving and targeted financial help, the Diversion Collective strengthens the region's housing safety net.

SDHC provides technical assistance and training to participating organizations. SDHC also convenes regular meetings for partners to review collective outcomes, identify trends, and share best practices. SDHC's service coordination team also offers case conferencing to strengthen collaborative problem-solving efforts. SDHC will conduct participant follow-ups at six and 12 months to help assess the effectiveness of diversion strategies and the impact of provided resources. Commissioner Cushman, Casey Snell, and Melissa Kolts from the Homelessness and Housing Stability Initiatives team were recognized for their vital work in establishing the Diversion Collective.

New Vice President of Human Resources

Amber Herrmann was announced as SDHC's new Vice President of Human Resources. She brings extensive experience and expertise and a level of energy, approachability and collaboration. She will be a great addition to SDHC's team. She previously served as Chief Human Resources Officer for the Vista Hill Foundation, a nonprofit supporting individuals with mental illness, substance abuse, and developmental disabilities. Her experience also includes leading human resources for a large restaurant chain and serving as Director of Employment Services for the Grossmont-Cuyamaca Community



Special Meeting Minutes of September 11, 2026

College District. She volunteers with numerous organizations and teaches Human Resources, most recently at National University.

50 APPROVAL OF THE MINUTES

The minutes of the following SDHC Board meetings were approved on a motion by Commissioner Jackson, seconded by Commissioner Vásquez, and passed by a vote of 6-0, with Commissioner Hester not present:

- Subitem A: May 8, 2026, Regular Meeting Minutes
- Subitem B: July 9, 2026, Special Meeting Minutes
- August 28, 2026, Special Meeting Minutes

CONSENT AGENDA:

Motion by Commissioner Hubbard to approve item 101 on consent. Seconded by Commissioner Reed and passed by a vote of 6-0, with Commissioner Hester not present.

Item 101 HCR26-051 Commercial Lease at 4389 El Cajon Blvd.

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

- 1) Approve a lease agreement extension option with Latinos y Latinas en Accion (Latinos y Latinas) for a period of three years under the same terms and conditions as the one-year lease executed August 1, 2026, for the continued occupancy of the commercial space Courtyard Apartments at 4389 El Cajon Blvd., San Diego, CA 92105. The term of the lease extension will be from August 1, 2027, through July 31, 2030.
- 2) Authorize the SDHC's President and Chief Executive Officer (President and CEO), or designee, to execute all lease 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, is submitted to each Housing Commissioner.

ADOPTION AGENDA

Item 100 HCR26-044 Election of the Vice Chair of the San Diego Housing Commission Board of Commissioners and Appointment to the Boards of Directors of Housing Development Partners (HDP) and HDP Mason Housing Corporation

Motion by Commissioner Jackson to approve staff's recommendation. Seconded by Commissioner Cushman and passed by a vote of 6-0, with Commissioner Hester not present.



Special Meeting Minutes of September 11, 2026

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

- 1) Elect Commissioner Melinda Vásquez to serve as Vice Chair of the SDHC Board for such term as the SDHC Board may establish.
- 2) Appoint SDHC Commissioner Antoine “Tony” Jackson to serve as a member of the Boards of Directors of SDHC’s nonprofit affiliate, Housing Development Partners (HDP), and HDP Mason Housing Corporation.

Item 102 HCR26-055 Approve a Resolution Authorizing the San Diego Housing Commission to Apply for State of California Strategic Growth Council Transformative Climate Communities Program Round 6 Grant Funds

Debra Fischle-Faulk, Senior Vice President of Community and Strategic Initiatives, and Polly Toledo, Housing Program Manager, Community and Strategic Initiatives, presented the request for approval.

Public testimony by Trinh Le and Rahm Abdi.

Motion by Commissioner Vásquez to approve staff’s recommendation. Seconded by Commissioner Hubbard, and passed by a vote of 6-0, with Commissioner Hester not present.

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

- 1) Authorize SDHC to apply to the State of California Strategic Growth Council Transformative Climate Communities Program for grant funds in an amount up to \$27,500,000 in accordance with the May 29, 2026, Notice of Funding Availability (NOFA) for the Transformative Climate Communities Program for the implementation of 12 community-based projects across the areas of Chollas View, Emerald Hills, Lincoln Park, Oak Park, and Mountain View in Council Districts 4, 7 and 9. The approved resolution would authorize SDHC’s President and Chief Executive Officer, or designee, to execute documents, in accordance with direction from the Strategic Growth Council (SGC) Transformative Climate Communities Program.
- 2) If the application is approved, authorize and direct SDHC to enter into, execute, and deliver a Standard Agreement in a total amount up to \$27,500,000 and any and all other documents required or deemed necessary or appropriate to secure Transformative Climate Communities Program funds from the SGC, and to participate in the Transformative Climate Communities Program, provided that a copy of the documents, signed as to form by General Counsel, is submitted to each Housing Commissioner.



Special Meeting Minutes of September 11, 2026

SDHC acknowledges and agrees that it shall be subject to the terms and conditions specified in the Standard Agreement, and that the NOFA and application will be incorporated in the Standard Agreement by reference and made a part thereof. Any and all activities, expenditures, information, and timelines represented in the application are enforceable through the Standard Agreement. Funds are to be used for the allowable expenditures and activities identified in the Standard Agreement.

- 3) Authorize SDHC's President and Chief Executive Officer, or designee, to execute the application and the Transformative Climate Communities Program documents on behalf of SDHC for participation in the Transformative Climate Communities Program.
- 4) Authorize SDHC's President and Chief Executive Officer, 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.

Informational Report HCR26-048 City of San Diego Affordable Housing Fund Fiscal Year 2026 Annual Report

Vice President Christelle Van Der Windt, Financial Services Department, and Principal Budget and Reporting Analyst Mathew Higgins, Financial Services Department, presented the report. No action was taken on this item.

The City of San Diego Affordable Housing Fund Fiscal Year (FY) 2026 Annual Report (Attachment 1) covers the period of July 1, 2025, through June 30, 2026, which reflects the Fiscal Year of the City of San Diego and the San Diego Housing Commission (SDHC). It is issued following closeout of the Fiscal Year and includes unaudited data. The report includes:

- Revenue collections and investments
- Performance in meeting the goals of the previous year's Affordable Housing Fund Annual Plan
- Information regarding the number and types of units assisted
- Rents and sales prices of units assisted
- The amount of other funds leveraged

ADJOURNMENT

Chair Mitchell adjourned the meeting at 10 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