



SAN DIEGO  
HOUSING  
COMMISSION

# MINUTES

**SAN DIEGO HOUSING COMMISSION  
MINUTES OF THE REGULAR MEETING  
NOVEMBER 22, 2024  
SMART CORNER  
4<sup>th</sup> FLOOR CONFERENCE ROOM  
1122 BROADWAY  
SAN DIEGO, CALIFORNIA 92101**

## **ATTENDANCE**

Present:

Vice Chair Ryan Clumpner  
Commissioner Stephen P. Cushman  
Commissioner Kellee Hubbard  
Commissioner Antoine “Tony” Jackson  
Commissioner Melinda K. Vásquez  
President & CEO Lisa Jones  
General Counsel Chuck Christensen

Not Present:

Chair Eugene “Mitch” Mitchell  
Commissioner Johanna Hester

## **10 CALL TO ORDER**

Vice Chair Clumpner called the Regular Meeting to order at 9:06 a.m.

## **20 NON-AGENDA PUBLIC COMMENT**

Mahamud commented on affordable housing and Partnership for the Advancement of New Americans. (PANA).

Asma Abdi commented on rent increases at Mariner’s Cove and PANA.

Joy Sunyata commented on preservation, prevention and powering and the strategic plan vision statement.

Daniel Bryant commented on a situation with a neighbor where he lives.

Beverly St. Germane commented on a situation with a neighbor where she lives.

## **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 that in October 2024, the Coordinated Shelter Intake Program received 2,003 referrals for shelter and was



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able to accommodate 299, or 15 percent of all referrals. The top two reasons that referrals could not be accommodated were a shortage of top or bottom bunks for males. Year-to-date, the Coordinate Shelter Intake Program has received 8,184 referrals, and has been able to accommodate 1,063, or 13 percent of all referrals. The top two reasons that referrals could not be accommodated were a shortage of top or bottom bunks for males. The Inclement Weather Shelter began operating on November and has been activated four times due to cold weather. It has served 251 individuals, with 73 percent utilization on November 20, which is higher than usual for the first month of operations.

#### **40 REPORT BY PRESIDENT & CHIEF EXECUTIVE OFFICER**

##### **Homelessness Initiatives**

The San Diego Housing Commission (Housing Commission) continues to work closely with the City's Homelessness Strategies and Solutions Department on the Short-Term Action Plan on Homelessness that the City Council approved on October 1, 2024. The first of the collaborative initiatives under the action plan launched November 1. This diversion initiative in collaboration with the Regional Task Force on Homelessness aims to support up to 150 shelter residents in transitioning to alternative housing over the next several months. As shelter participants are more quickly connected with alternative housing resources, they will be able to leave the shelters more quickly—freeing up beds to serve others experiencing homelessness.

The Housing Commission and the City also have been working on plans that will be presented as three action items on the Board's agenda today that would make 263 additional shelter beds available. The voices of lived and living experience have been centered in these efforts, so shelter solutions can be presented that are person-centered and can best address under-met needs as the Housing Commission and the City collectively continue to develop new sheltering options.

##### **Presidio Palms Construction Kickoff**

On October 25, 2024, the start of construction was commemorated for the rehabilitation that will convert a former hotel into 161 new affordable housing units with supportive services for people experiencing chronic homelessness. Vice Chair Clumpner participated in this commemoration a few weeks ago along with Council President Sean Elo-Rivera, Councilmember Stephen Whitburn, Mayor Todd Gloria, and Regional Task Force on Homelessness CEO Tamera Kohler. This is the Housing Commission's most recent property purchase with state funding through the Homekey program. The City, County and Regional Task Force on Homelessness also provided funding toward this project. And the Housing Commission committed rental housing vouchers to help residents pay their rent. This rental assistance will assist these residents to stabilize in their new homes. The rehabilitation of this property, known as Presidio Palms, is anticipated to be completed and ready for its new residents in about six months—by the spring of 2025.

The update Deputy CEO Jeff Davis shared last month also included that construction had completed on The Shores at North Beach, another Homekey-funded property, which previously was known as Abbott Street Apartments. This property provides 13 units for people who experienced homelessness, and is owned and operated by Wakeland Housing. New residents began moving in on Monday, November 18.



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### **ADU Templates Dashboard**

In 2018, the Housing Commission published a report that identified Accessory Dwelling Units (ADUs) as one of the top five main sources of potential additional housing units for the City of San Diego through 2028. Since then, the Housing Commission has taken several steps to assist San Diego homeowners to understand the process related to ADU construction and to finance the development of ADUs as affordable housing. Most recently, the Housing Commission has made four sets of ADU architectural plans available to the public. These plans are based on ADUs the Housing Commission built through a pilot program that resulted in a report on lessons learned and key takeaways for San Diego homeowners. The ADU architectural plans aim to expedite the permitting process and reduce pre-construction costs for homeowners. Property owners in Council Districts 4, 9 and 2 have submitted the most requests for these plans. One-bedroom or two-bedroom ADUs are the most frequently requested architectural plans so far. Members of the public can request these architectural plans by visiting [www.sdhc.org/adu](http://www.sdhc.org/adu).

### **Flood Recovery Program Update**

Through the Flood Recovery Program for Displaced Residents program, the Housing Commission has disbursed \$4.5 million to provide financial assistance to 313 eligible families who were displaced by the floods. The Housing Commission also has committed approximately \$275,000 in additional future rental assistance payments on the behalf of participating families through March 2025. The Housing Commission also contracts with the Harvey Family Foundation to assist with restoring homes damaged by the floods. Through that program, 74 units have been assessed, and 31 are under contract for restoration assistance. Of those, 11 units have been completed for residents to return to occupy those homes, and 20 are pending completion of rehabilitation. In addition to providing housing search assistance, 2,144 rental housing leads were provided for families displaced by the floods.

After accounting for remaining funding obligations and commitments, the Housing Commission has determined that approximately \$900,000 in unused and uncommitted funds are available from the resources the City allocated for the Flood Recovery Program. In consultation with Council offices that represent districts impacted by the January floods, a plan has been developed for the use of these remaining funds. The Housing Commission will use these funds to assist families who applied for the Flood Recovery Program but were declined for assistance because they were not on the County's list of families who were eligible for and participating in the County's temporary lodging program as of May 23, 2024. The Housing Commission will be able to provide lump sum direct financial assistance of up to \$5,500 each for families eligible for this new phase of the Flood Recovery Program. Housing Commission staff will reach out to the families who were declined assistance from the previous phase of the program to make them aware of this new phase of assistance and determine their eligibility.

### **Annual Report**

The Fiscal Year 2024 Annual Report is published on [www.sdhc.org](http://www.sdhc.org). For the first time, the report was published in a web-based format that facilitates translation of the report into the language the reader chooses and is compatible with an accessibility tool on the Housing Commission's website that assists people with disabilities. Several families the Housing Commission served during Fiscal Year 2024 shared their stories in the Annual Report this year, including a couple displaced by the floods. A video of their story was played for the Commissioners. The Housing Commission's Annual Report is a reminder of what can be accomplished working together with the leadership and support



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of the Board of Commissioners, the City Council, the Mayor, and with the Housing Commission's many community partners and the agency's outstanding staff. It provides a foundation to build on, to continue to have a positive impact on the communities the Housing Commission serves and help to make San Diego a diverse, vibrant and thriving city for people to call home. President and CEO Jones said she is excited to work with the Board of Commissioners and the Housing Commission's partners and the Housing Commission develops its next five-year Strategic Plan, which will guide the Housing Commission in its ongoing mission. She also said she is filled with gratitude and remains humbled to be able to serve as the Housing Commission's President and CEO.

### **Senior Vice President of Policy and Land Use**

Housing Commission Senior Vice President of Policy and Land Use Molly Weber will be leaving the Housing Commission to become the Chief of Staff for Council President Sean Elo-Rivera. President and CEO Jones said the Housing Commission is better and more seasoned as an agency because of the time Senior Vice President Weber has spent with the agency. The Housing Commission also has done amazing work at the state and federal level of government because of her leadership. President and CEO Jones said the Housing Commission very much looks forward to continuing to work with Senior Vice President Weber in her new position.

## **50 APPROVAL OF THE MINUTES**

The minutes of the Housing Commission Board of Commissioners' Special Meeting of October 10, 2024, were approved on a motion by Commissioner Jackson, seconded by Commissioner Hubbard, and passed by a vote of 5-0.

## **CONSENT AGENDA**

Motion by Commissioner Cushman to approve Items 100, 101 and 103 on consent. Seconded by Commissioner Jackson and passed by a vote of 5-0.

Public testimony by Joy Sunyata on Item 103, Fiscal Year 2024 Annual Comprehensive Financial Report (ACFR) and Single Audit Reports.

## **100 HCR24-084 2025 San Diego Housing Commission Board of Commissioners Meeting Schedule**

That the San Diego Housing Commission (Housing Commission) Board of Commissioners (Board) approve the 2025 Housing Commission Board meeting schedule (Attachment 1), which includes 10 scheduled meetings.

## **101 HCR24-086 Authorization to Amend Wells Fargo Foundation Grant Agreement**

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

- 1) Authorize and direct the Housing Commission's President and Chief Executive Officer (President and CEO), or designee to:



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- a) Execute an amended Grant Agreement with the Wells Fargo Foundation in support of the Wealth Opportunities Realized through Homeownership (WORTH) Program that, among other things, expressly states that benefits or services administered by the Housing Commission pursuant to that grant, as amended, do not use race, color, or national origin as a condition for receipt of those benefits or services.
  - b) Reinstate the Housing Commission's Middle-Income First-Time Homebuyer Program and any other benefits or services in accordance with the Amended Grant Agreement.
  - c) Implement the Housing Commission's Middle-Income First-Time Homebuyer Program and any other benefits or services under the Amended Grant Agreement to ensure that no person shall be excluded from participating in, denied benefits of, or subjected to discrimination based on race, color, or national origin under that Program or any other benefits or services under the Amended Grant Agreement.
- 2) Authorize the Housing Commission's President and CEO, or designee to execute any and 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 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.

**103 HCR24-080 Fiscal Year 2024 Annual Comprehensive Financial Report (ACFR) and Single Audit Reports**

That the San Diego Housing Commission (Housing Commission) Board of Commissioners accept the Fiscal Year (FY) 2024 (July 1, 2023 – June 30, 2024) Annual Comprehensive Financial Report (ACFR) and Single Audit Reports prepared by CohnReznick LLP, an independent audit firm, and attached to this staff report.

**ACTION AGENDA:**

**102 HCR24-056 Execution of a Purchase and Sale Agreement for Property at the Southeast Corner of Nimitz and Famosa Boulevards**

Jennifer Kreutter, Vice President, Multifamily Housing Finance, Real Estate Division, presented the request for approval.

Public testimony by Joy Sunyata and Mary Jane Jagodzinski.

Motion by Commissioner Cushman to take the following staff recommended actions. Seconded by Commissioner Hubbard and passed by a vote of 4-0.

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

- 1) Authorize the Housing Authority's Executive Director, or designee, to enter into a Purchase and Sale Agreement (PSA), on behalf of the Housing Authority, with Bridge Housing for a purchase price of \$1,340,000 and authorize the conveyance of the Housing Authority-owned property at the southeast corner of Nimitz and Famosa Boulevards to Bridge Housing,



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contingent upon satisfactory design of a project that shall consist of affordable rental housing units and an unrestricted manager's unit and upon the project receiving all necessary discretionary approvals, entitlements and environmental clearances from the City of San Diego.

- 2) Authorize the Housing Authority's Executive Director, 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 take such actions as are necessary and/or appropriate to implement these approvals. Housing Commission 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.

**104 HCR24-085 Approval of the Contract between the San Diego Housing Commission and INFO LINE SAN DIEGO dba 2-1-1 San Diego to operate the HOUSING FIRST – SAN DIEGO Hotline**

Casey Snell, Senior Vice President, Homelessness Housing Innovations Division, and Gavin Meagher, Special Programs Manager, Homelessness Housing Innovations Division, presented the request for approval.

Motion by Commissioner Hubbard to take the following staff recommended actions. Seconded by Commissioner Vásquez and passed by a vote of 5-0.

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

- 1) Authorize the Housing Commission to enter into an agreement with INFO LINE SAN DIEGO, dba 2-1-1 San Diego (2-1-1), to operate the Housing Commission's HOUSING FIRST – SAN DIEGO hotline for an initial seven-month term from November 1, 2024, through June 30, 2025, in an amount not to exceed \$177,042.25 with three one-year options to renew in the amount of \$303,501 per year.
- 2) Authorize the Housing Commission'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 the 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 Housing Commission 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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**105 HCR24-081 Approval of the Contract between the San Diego Housing Commission and TURN Behavioral Health Services to Operate the Interim Shelter Program at 4357 49th Street and 4450 Winona Avenue, San Diego, 92115**

Casey Snell, Senior Vice President, Homelessness Housing Innovations Division, and Melissa Kolts, Senior Program Analyst, Homelessness Housing Innovations Division, presented the request for approval.

Public testimony by Joy Sunyata.

Motion by Commissioner Jackson to take the following staff recommended actions. Seconded by Commissioner Hubbard and passed by a vote of 5-0.

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

- 1) Authorize the Housing Commission to enter into an agreement with TURN Behavioral Health Services (BHS) to operate a 56-bed, non-congregate Interim Shelter at 4357 49<sup>th</sup> Street and 4450 Winona Avenue, San Diego 92115, for an initial six-month term from January 1, 2025, through June 30, 2025, in the amount of \$356,305 with four one-year options to renew in the amount of \$712,610 per year.
- 2) Authorize the Housing Commission'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 the Housing Commission'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 Housing Commission 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.

**106 HCR24-082 Approval of an Operating Agreement between the San Diego Housing Commission and the San Diego Rescue Mission (SDRM) to Operate the South County Lighthouse Shelter Program at 2400 Euclid Ave., National City, CA 91950**

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

Public testimony by Joy Sunyata.

Motion by Commissioner Cushman to take the following staff recommended actions. Seconded by Commissioner Jackson and passed by a vote of 5-0.



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

- 1) Authorize the Housing Commission to enter into an agreement with the San Diego Rescue Mission to operate a 37-bed, congregate shelter program at the South County Lighthouse located at 2400 Euclid Ave., National City, CA 91950, for an initial seven-month term from December 1, 2024, through June 30, 2024, in the amount of \$544,668 with four one-year options to renew in the amount of \$933,717 per year. Funding in Fiscal Year 2025 is anticipated to be City General Funds.
- 2) Authorize the Housing Commission'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 the Housing Commission'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 Housing Commission 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.

**107 HCR24-083 Approval of the Operating Agreement and Lease Agreement between the San Diego Housing Commission and Veterans Village of San Diego (VVSD) to Operate the City of San Diego Veterans Interim Shelter Program**

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

Public testimony by Joy Sunyata.

Motion by Commissioner Jackson to take the following staff recommended actions. Seconded by Commissioner Hubbard and passed by a vote of 5-0.

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

- 1) Authorize the Housing Commission to enter into an agreement with Vietnam Veterans of San Diego, dba Veterans Village of San Diego, (VVSD) to operate a 40-bed, semi-congregate Interim Shelter at 4141 Pacific Highway, San Diego, CA 92110, through a non-competitive process for an initial seven-month term from December 1, 2024, through June 30, 2025, in the amount of \$602,202 with four one-year options to renew in





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the amount of \$1,032,346 per year. Funding in Fiscal Year 2025 is anticipated to be City General Funds.

- 2) Authorize the Housing Commission to enter into a license agreement and Memorandum of Understanding with VVSD to occupy residential and commercial spaces at 4141 Pacific Highway, San Diego, CA 92110, for an initial seven-month term from December 1, 2024, through June 30, 2025, with four on-year options to renew.
- 3) Authorize the Housing Commission’s President & Chief Executive Officer (President & 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.
- 4) Authorize the Housing Commission’s President & 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 Housing Commission Board or the Housing Authority, but only if and to the extent that funds are determined to be available for such purposes.

**ADJOURNMENT**

Vice Chair Clumpner adjourned the Regular Meeting at 10:56 a.m.

Respectfully submitted,

Approved by,

*Scott Marshall*

*Jeff Davis*

Scott Marshall  
Vice President  
Communications and Government Relations  
San Diego Housing Commission

Jeff Davis  
Deputy Chief Executive Officer  
San Diego Housing Commission