



SAN DIEGO
HOUSING
COMMISSION

MINUTES

**SAN DIEGO HOUSING COMMISSION
MINUTES OF THE REGULAR MEETING
MAY 9, 2025
SMART CORNER
4TH FLOOR CONFERENCE ROOM
1122 BROADWAY
SAN DIEGO, CA 92101**

ATTENDANCE

Present:

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

Not present:

Commissioner Kellee Hubbard
Commissioner Johanna Hester

10 CALL TO ORDER

Chair Mitchell called the Regular Meeting to order at 9:01 a.m.

20 NON-AGENDA PUBLIC COMMENT

Lily Cole spoke about the Fiscal Year 2026 Administrative Plan.
Ellis Rose spoke about housing inspections.
Clifford Weiler thanked the SDHC Board members for their service and spoke about individuals experiencing homelessness and improving access to communication with Commissioners.
Joy Sunyata spoke about the Strategic Plan and a triage for homelessness outreach.

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 April, 2,550 referrals for shelter were received, which is the most in any month in the current fiscal year, and 238 (9 percent) were placed. This is down from previous months due to the temporary suspension of intakes at Rachel’s Promise and Safe Shelter for Transition-Age Youth (Safe STAY) programs while they were preparing for relocation their new sites, which has been completed. Additionally, intakes at the Rosecrans Shelter have been temporarily suspended



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due to uncertainty about the future of the program. The main reasons for being unable to accommodate a shelter referral were a lack of enough top bunks for males, bottom bunks for females, and top bunks for females. Year to date, 20,931 referrals for shelter have been processed, and 2,459 (12 percent) have been placed. More than 60 percent of referrals are not accommodated because a bed for males was not available and 28 percent were not accommodated because a bed for females was not available.

40 REPORT BY THE PRESIDENT & CHIEF EXECUTIVE OFFICER

As the April and May SDHC Board meetings were close together, no report was included for the May meeting.

50 APPROVAL OF THE MINUTES

The minutes of the April 25, 2025, Special Meeting of the SDHC Board of Commissioners were approved on a motion by Commissioner Vásquez, seconded by Commissioner Jackson and passed by a vote of 4-0, with Chair Mitchell not present.

CONSENT AGENDA

Motion by Commissioner Cushman to approve Items 100, 101, 102 and 103 on consent. Seconded by Commissioner Jackson and passed by a vote of 4-0, with Chair Mitchell not present.

Public testimony by Joy Sunyata on Items 101, 102 and 103.

100 HCR25-036 Fiscal Year 2026 Section 8 Housing Choice Voucher Administrative Plan Approval

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

- 1) Approve the proposed revisions to the Fiscal Year (FY) 2026 Section 8 Housing Choice Voucher Administrative 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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101 HCR25-037 Approval of the Award of Contracts for General Contractor Services

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

- 1) Authorize the President and Chief Executive Officer (President and CEO), or designee, to enter into construction service agreements with the contractors referenced within this report based upon procurements previously competitively bid and awarded.
- 2) Approve the award of 12 separate contracts for General Contractor Services that include an initial one-year term, with four additional one-year contract renewal options, to the following companies. These 12 contracts, in aggregate, shall not exceed the sum of \$12,000,000, without further approval of the SDHC Board of Commissioners. The use of these contracts will adhere to and be limited by the Housing Authority-approved operating and capital improvement budgets for the routine and extraordinary property maintenance of the Real Estate portfolio in the corresponding fiscal year in which the contract is utilized:

Contractor	Properties	Proposed Maximum On-Call Contract Amount
Tiger Construction, LLC	Kearny Vista (Third-Party PM)	\$1,000,000
Hasenin Enterprises, LLC	Kearny Vista (Third-Party PM)	\$1,000,000
Premium West Services	Kearny Vista (Third-Party PM)	\$1,000,000
Grondin Construction	Kearny Vista (Third-Party PM)	\$1,000,000
Hasenin Enterprises, LLC	Valley Vista (Third-Party PM)	\$1,000,000
Tiger Construction, LLC	Valley Vista (Third-Party PM)	\$1,000,000
Premium West Services	Valley Vista (Third-Party PM)	\$1,000,000
C&S Technical Resources, Inc	Valley Vista (Third-Party PM)	\$1,000,000
Tiger Construction, LLC	SDHC-Managed Properties	\$1,000,000
Premium West Services	SDHC-Managed Properties	\$1,000,000
Grondin Construction	SDHC-Managed Properties	\$1,000,000
Strong Arm Construction & Comp, Inc	SDHC-Managed Properties	\$1,000,000

- 3) Authorize the President and CEO, or designee, to substitute the identified contract funding sources with other available funding sources as long as the total activity budget amount after substitution does not exceed the total approved budget, should the operational need arise or should actions be to the benefit of SDHC and its mission.
- 4) Authorize the President and CEO, or designee, to execute all documents and instruments 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, provided a copy of the documents, signed as to form by General Counsel, is submitted to each Housing Commissioner.



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102 HCR25-026 Approval of a Non-Competitive, Sole Source Agreement between the San Diego Housing Commission and Alpha Project for the Homeless to operate the City of San Diego Shelter for Single Adults at 1535 Newton Ave., San Diego, CA 92113

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

- 1) Authorize SDHC to enter into a non-competitive, sole source agreement under Procurement Policy Section 9.3 with Alpha Project for the Homeless (Alpha Project) to operate the 326-bed congregate shelter at 1535 Newton Ave., San Diego, CA 92113, in the amount of \$7,147,653 for an initial 12-month term from July 1, 2025, through June 30, 2026, with a one-year option to renew, contingent on the City of San Diego making funds available for this purpose in its annual budgeting process. Funding sources will not include federal 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.

103 HCR25-029 Approval of a Non-Competitive, Sole Source Agreement between the San Diego Housing Commission and The Center to operate the Safe STAY Wellness Center at 1045 11th 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 a non-competitive sole source agreement under Procurement Policy Section 9.3 with The Center to operate the 43-bed, semi-congregate, shelter program at 1045 11th Ave., San Diego, CA, 92101, in the amount of \$1,950,000 for an initial 12-month term from July 1, 2025, through June 30, 2026, with a one-year option to renew, contingent on the City of San Diego making funds available for this purpose in its annual budgeting process. Funding sources will not include federal funds.



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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.

ADOPTION AGENDA

104 HCR25-023 San Diego Housing Commission Proposed Fiscal Year 2026 Budget

Lisa Jones, President and CEO, and Suket Dayal, Executive Vice President and Chief Financial Officer, presented the request for approval.

Public testimony by Joy Sunyata.

Motion by Vice Chair Clumpner to approve staff's recommendation. Seconded by Commissioner Vásquez and passed by a vote of 5-0.

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 \$716 million Fiscal Year (FY) 2026 Budget (Attachment I).
- 2) Delegate authority to the SDHC Board of Commissioners (Board) to approve amendments to the FY 2026 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 2026 Budget;
 - b. Additional funding for the FY 2026 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 2026 Budget.
- 3) Delegate authority to SDHC's President and Chief Executive Officer to amend the FY 2026 Budget for amounts not to exceed \$250,000 consistent with policies, programs and activities approved by the SDHC Board and Housing Authority.



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Chair Mitchell adjourned the Regular Meeting at 10:12 a.m.

Respectfully submitted,

Scott Marshall

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

Approved by,

Lisa Jones

Lisa Jones
President and Chief Executive Officer
San Diego Housing Commission