



SAN DIEGO  
HOUSING  
COMMISSION

## MINUTES

**SAN DIEGO HOUSING COMMISSION  
MINUTES OF THE REGULAR MEETING  
SEPTEMBER 12, 2025  
SMART CORNER  
4<sup>TH</sup> FLOOR CONFERENCE ROOM  
1122 BROADWAY  
SAN DIEGO, CA 92101**

### **ATTENDANCE**

Present:

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

Not present:

Commissioner Stephen P. Cushman

### **10     CALL TO ORDER**

Chair Mitchell called the Regular Meeting to order at 9:09 a.m.

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

Joy Sunyata thanked the San Diego Housing Commission (SDHC) Board of Commissioners (Board) and staff for the work they do for the people of San Diego. She also spoke about the state's changes to the California Environmental Quality Act (CEQA), Assembly Bill (AB) 130 and AB 131.

Ha Yoon Baek spoke about her mother's housing experience, leaving the state, and SDHC's rules and regulations.

Deborah-Lynn Carter spoke about her experience with SDHC, the U.S. Department of Housing and Urban Development's emotional support animal regulations, reasonable accommodations, the Section 8 Housing Choice Voucher program and the need for public service announcements.

John Brady spoke about best practices and managing homelessness; coarse language online about people experiencing homelessness or in poverty; the future of artificial intelligence,



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including its potential negative impact on employment concerns and its potential as a tool for case management.

### **30 COMMISSIONER COMMENTS**

Vice Chair Clumpner said the City of San Diego has a source-of-income nondiscrimination ordinance that prohibits any landlord from not accepting a Housing Choice Voucher from a resident who is using it. He said there may not be an enforcement agency attached to this ordinance. Thousands of landlords participate in SDHC's Section 8 Housing Choice Voucher program and indicate high satisfaction with the program when they are surveyed, but many landlords have not ever accepted a Housing Choice Voucher and may not know how to use them. Every landlord should be making their household available for household with a Housing Choice Voucher and should know how to use it.

Vice Chair Clumpner requested the monthly update regarding homelessness shelter bed availability. Senior Vice President of Homelessness Housing Innovations Casey Snell said 2,249 requests for shelter were received in August, and 268 (12 percent) of the referrals were placed in shelter. The main reason individuals could not be placed in shelter was the lack of shelter beds for males. The second main reason was a lack of shelter beds for families to accommodate the 303 requests for family beds during the month. The third main reason was the lack of bottom bunks for males. In the first two months of Fiscal Year 2026 (July and August), 4,199 requests for shelter were received, with an overall 13 percent placement rate (566 placements). For families, 569 requests for shelter could not be accommodated. The third highest reason for not being able to place individuals who requested shelter was the lack of bottom bunks for males. In mid-August, the Coordinated Shelter Intake Program began taking referrals for the safe sleeping program at the O Lot, which added 207 beds to the system, but the closure of the Rosecrans shelter officially resulted in the permanent loss of 150 beds.

Commissioner Hester said the reality of the homelessness situation is devastating. She asked what happens when families, women, veterans or foster youth are turned away. Senior Vice President Snell said the majority of shelter referrals are from outreach workers contacting individuals on the streets, so those individuals would remain on the street. Families are more often in a safe parking situation. President and CEO Lisa Jones added that families may have enough money to stay in a hotel for a few days at a time, may stay with friends or may be on the street. She added that work is happening to make more beds for families and children available at the Rachel's Promise Center for Women and Children. Senior Vice President Snell said construction may be completed by March 2026, with approximately 120 additional beds for women and children open by the spring. President and CEO Jones said the best option is to strengthen the investment in prevention. It is the most cost-effective, person-centered and humane way to address the homelessness crisis. The Housing Instability Prevention Program and homelessness prevention programs that SDHC has operated since 2017 demonstrate that. Shelter beds will not solve the long-term challenge. City leaders, business leaders, and philanthropists need to focus their investment on prevention.

#### **40 REPORT BY THE PRESIDENT AND CHIEF EXECUTIVE OFFICER**

##### **Affordable Housing Preservation Fund**

On September 4, 2025, the next vital step in the City and SDHC's strategy for affordable housing preservation moved forward. The City Council's Land Use and Housing Committee approved SDHC's recommendation for SDHC to establish an Affordable Housing Preservation Fund. In April, Council President Pro Tem Kent Lee, who chairs the Land Use and Housing Committee, asked SDHC to provide an informational presentation to the Committee about a possible preservation fund. At that meeting, the Committee then asked SDHC to return with recommendations, which occurred September 4. The preservation fund is designed to use initial dedicated preservation dollars from the City and attract private-sector investment going forward, including philanthropic partners. The initial funds would include a portion of the City's Neighborhood Enhancement Fee fund dedicated to supporting affordable housing preservation. Those resources would provide the first \$5 million for the Preservation Fund. The fund would initially support acquiring multifamily housing properties where people need more affordable housing options—near transit, schools and employment centers. SDHC would preserve their affordability and generate income to support additional property acquisitions in the future. This would also demonstrate success in attracting additional private investment. The Preservation Fund is a crucial step in a strategy to ensure San Diego families can continue to afford a place to live in communities across the city. SDHC is in the process of determining when this will be presented to the full City Council for the additional actions needed to make this fund a reality. And SDHC will be presenting an item to the SDHC Board at a future meeting about a necessary amendment to SDHC's budget to enable administration of the Preservation Fund—if it is approved. President and CEO Jones thanked Council President Pro Tem Lee, Councilmember Sean Elo-Rivera, the SDHC Board, the Preservation Collaborative Stakeholder Group, and SDHC staff who have worked on this fund and other preservation measures.

##### **California Association of Housing Authorities**

President and CEO Jones co-led discussions with members of the California Association of Housing Authorities regarding budget and policy priorities at the state and federal levels of government. The focus was on budget priorities, including the status of the federal budget, the different budget proposals in the House and Senate, the expiring Continuing Resolution and possible outcomes of that expiration. The discussion also addressed how to work collectively to advance state and federal policy priorities. This includes increasing advocacy, challenging assumptions and expanding understanding, as well as influencing the state and federal budgets and legislation, developing and proposing legislation to advance SDHC's mission and serve SDHC communities, and influencing U.S. Department of Housing and Urban Development (HUD) priorities.

President and CEO Jones will be engaging with members of Congress, Senate budget appropriators and HUD policymakers in Washington, D.C. The goal is to ensure that housing and homelessness priorities and the impacts of potentially underfunding programs are understood and front and center as Congress works through federal budget decisions. This is an especially important time to be on the ground in Washington, as federal appropriators are in the final stages of negotiating funding levels for critical housing and homelessness programs. In advance of the meetings in Washington, advocacy letters were sent to SDHC's congressional delegation, urging them to fully fund public housing authorities and vital housing assistance and homelessness



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programs. SDHC also specifically advocated for Congress to continue funding the Emergency Housing Voucher program, for which HUD has ended funding five years earlier than anticipated.

#### **Corporation for Supportive Housing Webinar – Homelessness Strategies**

On September 11, 2025, Senior Vice President of Homelessness Housing Innovations, Casey Snell and Director Holly Nelson participated as panelists on a national webinar about key strategies to tackle unsheltered homelessness. Attendees from 48 states participated in this seminar, organized by the Corporation for Supportive Housing (CSH). CSH asked SDHC to share about SDHC's innovative, collaborative homelessness initiatives that support the work of outreach and case management. The amount of collaboration that occurs in San Diego awed the webinar participants and demonstrated what is possible when multiple agencies come together, when political will is consistent, and when innovative solutions are supported. They shared SDHC's programming highlights, the expertise SDHC has built and how to best focus limited resources and make data-driven decisions.

#### **Flood Recovery Program for Displaced Residents**

In August, SDHC produced its concluding report about the Flood Recovery Program for Displaced Residents. Over the course of the program, SDHC disbursed close to \$5.5 million in financial assistance payments to assist 428 families displaced by the January 2024 floods. SDHC also collaborated with the Harvey Family Foundation to restore owner-occupied and renter-occupied homes for families to return to. Some housing restoration work is still occurring through SDHC's contract with the Harvey Family Foundation and will wrap up soon. Through September of last year, SDHC also assisted families to search for housing, including providing more than 2,100 leads on rental housing units. This was in addition to SDHC's immediate crisis response, through which SDHC housed many displaced families in hotels to make sure they were safe and secure while the County of San Diego worked to get its program up and running. SDHC's concluding report includes the stories of two of the households assisted through the Flood Recovery Program, as well as a variety of data about the assistance provided and who were able to be helped. The report is available in the "Significant Documents" section of the Media Center on SDHC's website at [www.sdhc.org](http://www.sdhc.org). While this program has ended, SDHC recognizes the strength, resiliency and fortitude of the individuals, families and community members SDHC engaged with and the impact this catastrophic event has had on their lives. The recovery process is ongoing for many families. SDHC has worked hard to ease that process where possible and have a positive impact for these families. SDHC is grateful for the support the SDHC Board has provided throughout this process and for the funding the City and County allocated to make this program possible. President and CEO Jones also acknowledged staff for their exceptional work to provide the assistance these families needed.

#### **50 APPROVAL OF THE MINUTES**

The minutes of the July 18, 2025, Regular Meeting of the SDHC Board of Commissioners were approved on a motion by Commissioner Jackson, seconded by Commissioner Hubbard, and passed by a vote of 5-0, with Chair Mitchell and Commissioner Cushman not present.



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**102    HCR25-056    Workshop & Discussion: Proposed Fiscal Year 2026 – 2030 Strategic Plan**

Lisa Jones, President and Chief Executive Officer, San Diego Housing Commission; Debra Fischle-Faulk, Senior Vice President of Community and Strategic Initiatives; and John Hart, Founder and Chief Executive Officer, The Impact Center, presented the informational workshop regarding the proposed Fiscal Year 2026 – 2030 Strategic Plan. No action was taken on this item.

Public testimony by Joy Sunyata and John Brady.

**ADOPTION AGENDA**

**100    HCR25-049    Fiscal Year 2026 Admissions and Continued Occupancy Policy Update for Public Housing**

Jenifer Bulskov, Vice President of Property Management, Real Estate Division, and Patrick Valerio, Housing Specialist, Rental Assistance Division, presented the request for approval.

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

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

**SDHC Board**

Approve the revised pet policies within the Admissions and Continued Occupancy Policy for Public Housing (Attachment 1).

**Housing Authority**

- 1) Approve the revised waiting list preferences within the Admissions and Continued Occupancy Policy for Public Housing (Attachment 1).
- 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 approved by General Counsel, and to take such actions as are necessary and/or appropriate to implement these approvals. SDHC 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.

**101    HCR25-060    Predevelopment Budget – 7798 Starling Dr.**

Josh Hoffman, Vice President of Real Estate Development, Real Estate Division, and Buddy Bohrer, Vice President of Real Estate Finance and Acquisitions, Real Estate Division, presented the request for approval.



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Public testimony by Joy Sunyata.

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

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

- 1) Authorize a predevelopment budget in the amount of \$617,504.40 associated with the proposed acquisition and rehabilitation of the property at 7798 Starling Dr., San Diego, CA 92123, currently under a Purchase and Sale Agreement.
- 2) Authorize SDHC's President and Chief Executive Officer (President and CEO), or designee, to substitute funding sources, if necessary, without further action by the SDHC Board or the Housing Authority, but only if and to the extent that funds are determined to be available for such purposes.
- 3) Authorize SDHC's President and CEO, 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 upon the advice of General Counsel, provided that a copy of the documents, signed as to form by General Counsel, is submitted to each Housing Commissioner.

Chair Mitchell adjourned the Regular Meeting at 11:03 a.m.

Respectfully submitted,

*Scott Marshall*

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

Approved by,

*Jeff Davis*

Jeff Davis  
Deputy Chief Executive Officer  
San Diego Housing Commission