



SAN DIEGO
HOUSING
COMMISSION

MINUTES

**SAN DIEGO HOUSING COMMISSION
MINUTES OF THE REGULAR MEETING
OCTOBER 10, 2025
SMART CORNER
4TH FLOOR CONFERENCE ROOM
1122 BROADWAY
SAN DIEGO, CA 92101**

ATTENDANCE

Present:

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

Not present:

Chair Eugene “Mitch” Mitchell
Commissioner Kellee Hubbard

10 CALL TO ORDER

Vice Chair Ryan Clumpner called the Regular Meeting to order at 9:09 a.m.

20 NON-AGENDA PUBLIC COMMENT

Joy Sunyata commented about resiliency, policies and the San Diego Housing Commission’s motto, “We’re About People.”

Carlos Padial III commented about homelessness and supporting those in need through his nonprofit organization, Army of Saints.

Mandy Yang from Army of Saints commented about a street survival backpack initiative for people experiencing homelessness on downtown San Diego streets.

30 COMMISSIONER COMMENTS

Commissioner Hubbard recognized Filipino-American History Month in October and Hispanic Heritage Month, which occurs September 15 through October 15.

Vice Chair Clumpner requested the monthly update regarding homelessness shelter bed availability. Senior Vice President of Homelessness Housing Innovations Casey Snell said 2,732

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requests for shelter were received in September, and 265 (10 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 highest reason was a lack of bottom bunk for females, followed by a lack of beds for families experiencing homelessness. For families, 288 requests for shelter were received and could not be accommodated. In September, there was a 21 percent increase in requests for shelter (about 500 referrals), and requests for shelter have increased 40 percent since July. Year-to-date, there have been 6,931 referrals for shelter, with 831 placements, for an overall 12 percent placement rate. Approximately 32 percent of those shelter referrals were not placed due to a lack of beds for males; 14 percent were not placed because of a lack of beds for families; and the third highest reason placements could not be made was a lack of bottom beds for females. SDHC staff is looking into what may be contributing to the rise in requests for shelter. Family referrals involve families with minor children.

40 REPORT BY THE PRESIDENT AND CHIEF EXECUTIVE OFFICER

Federal Government Shutdown

The shutdown of the federal government has lasted longer than a week. A discussion about the federal budget proposals and their impact on SDHC's funding will be part of the presentation later in the meeting about SDHC's proposed legislative engagement guide. President and CEO Jones assured the SDHC Board and the public that the shutdown has not had an immediate impact on SDHC's programs. SDHC made rental assistance payments for the month of October. The U.S. Department of Housing and Urban Development (HUD) has informed SDHC that funds for public housing and rental assistance are obligated through the first two weeks of November and possibly through the end of November, but that remains to be seen as the shutdown continues. SDHC is continuing to closely monitor developments in Washington and will provide additional updates as more information become available.

Federal Advocacy

In early September, SDHC delivered letters to San Diego's Congressional delegation, communicating the impacts of the proposed HUD budgets on the households SDHC serves. The week after the letters were sent, President and CEO Jones traveled to Washington, D.C., to meet in person with the San Diego Congressional delegation, Senate Appropriations Committee staff, and the House Appropriations Committee Chair to reiterate the potential impacts of proposed HUD budget cuts on families in San Diego and across the country. In addition to the rental housing voucher program, potential cuts could affect public housing operating funds, HOME Investment Partnerships Program funds, Community Development Block Grant funds, Continuum of Care funds. Impacts already include diminishing Emergency Housing Voucher funds. SDHC's advocacy efforts also included developing new materials that communicated the number of families at risk of losing rental assistance, the number of affordable housing developments at risk of losing funding, and the number of households at a high risk of returning to homelessness if federal funds for housing and homelessness programs are lost. Approximately 70 percent of the households SDHC serves meet HUD's definition of "Elderly/Disabled." They do not have easy, other options. Their income and opportunities are limited. In early October, President and CEO Jones also met with U.S. Representative Scott Peters and shared with him the adverse impacts federal funding cuts would have on SDHC programs and the families that rely on SDHC's assistance.



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SDHC Notices of Funding Availability

In support of SDHC's ongoing efforts to create and preserve additional affordable housing units that the San Diego community needs, SDHC recently closed one Notice of Funding Availability (NOFA) and will soon be issuing a second NOFA to further affordable housing development. September 29, 2025, was the deadline for SDHC to receive submissions responding to a \$6.2 million NOFA to support the acquisition of land or existing housing to be used as affordable housing. SDHC is reviewing what was submitted in response to the NOFA and will be determining what funding may be made available to award through that NOFA. In addition, by the end of October, SDHC anticipates issuing a second NOFA to make up to \$17 million available to support affordable housing development. More information will be available on SDHC's website when that NOFA is issued.

Pacific Village Grand Opening

On October 9, 2025, the grand opening of SDHC's Pacific Village property in the Midway community was celebrated. This is a former hotel that SDHC purchased and rehabilitated to create 62 new affordable rental apartments with access to supportive services for individuals who experienced homelessness. Residents include veterans, transition-age youth and additional San Diegans who had been in staying in shelters, in their cars or on the streets. Commissioner Cushman participated in this event along with Mayor Todd Gloria, City Council President Joe LaCava and Councilmember Jennifer Campbell, along with partners from the State and the County. The State awarded \$16.85 million from the Homekey program toward this project. Since Homekey started in 2020, the State has awarded more than \$105 million to SDHC collaborations to create more than 600 affordable housing units. SDHC now owns more than 550 of those units, including Pacific Village. The City and County also provided \$5.9 million each toward the Pacific Village project. SDHC oversaw the rehabilitation of the property and is providing rental assistance for all of the residents. Supportive services are available through the U.S. Department of Veterans Affairs for the veterans at Pacific Village, and Telecare provides services for all of the other residents through a contract with the County.

Harrington Heights Grand Opening

The day before the Pacific Village grand opening, SDHC participated in the grand opening of Harrington Heights at 13th and Broadway, a couple of blocks away from SDHC's offices. Harrington Heights provides 270 affordable rental apartments. SDHC awarded an \$8 million loan and authorized Multifamily Housing Revenue Bonds toward the financing that made Harrington Heights possible. SDHC also awarded 115 rental housing vouchers to help residents pay their rent, of which 75 vouchers are for households that experienced homelessness, including 10 veterans. The remaining 40 vouchers are for residents with very low income. SDHC joined the developer, Chelsea Investment Corporation, as well as Mayor Todd Gloria and additional partners to celebrate the addition of Harrington Heights to the East Village community.

Rose Creek Village Groundbreaking

Another property has started construction to create affordable housing in Pacific Beach. In September, SDHC joined National Community Renaissance and San Diego Community Housing Corporation for the groundbreaking of Rose Creek Village. Mayor Todd Gloria and Council President Pro Tem Kent Lee also participated. When it is completed, the Rose Creek Village development will provide 59 affordable housing units about two miles from the beach and a mile from a transit center in one of San Diego's highest opportunity communities. SDHC awarded a



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\$2 million loan to support this development and 47 housing vouchers to help residents pay their rent. Of those, 18 vouchers are for veterans experiencing homelessness.

National Awards of Merit

On September 27, 2025, SDHC received two Awards of Merit from the National Association of Housing and Redevelopment Officials (NAHRO). President and CEO Jones thanked Commissioner Jackson for accepting the awards. NAHRO recognized SDHC's Flood Recovery and Response Programs that assisted hundreds of families displaced by the catastrophic floods in January 2024. The second Award of Merit honored the community garden at SDHC's Belden Village affordable housing property for seniors with low income. With guidance from volunteer master gardeners, residents learn gardening skills, spend time outdoors, and participate in community activities, such as the regular harvest parties where neighbors get together to taste the fruits of their labor. The garden has led to more engaged senior residents and has helped SDHC's property management staff forge closer relationships with the residents.

50 APPROVAL OF THE MINUTES

The minutes of the September 12, 2025, Regular Meeting of the SDHC Board of Commissioners were approved on a motion by Commissioner Hester, seconded by Commissioner Jackson, and passed by a vote of 5-0, with Chair Mitchell and Commissioner Hubbard not present.

CONSENT AGENDA

Motion by Commissioner Cushman to approve Item 101 on consent. Seconded by Commissioner Jackson and passed by a vote of 5-0, with Chair Mitchell and Commissioner Hubbard not present.

101 HCR25-066 Award of Property Management Services Contract for Hillcrest Inn Apartments

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

1. Approve a \$49,920 increase to the maximum annual compensation amount in the agreement with Hyder & Company, PM-26-04, for Property Management Services at the SDHC-owned Hillcrest Inn Apartments at 3754 Fifth Ave. and a 10 percent contingency of \$29,990 per year for a maximum compensation amount of \$329,912 in the first year; with four one-year renewal options, including a 3 percent annual increase in the contracted management fee. Option years will be exercised based upon the needs of and at the sole discretion of SDHC. Contingency will be used based upon the needs of and at the sole discretion of SDHC.
2. Authorize the President and Chief Executive Officer (President and CEO), or designee, to adjust or substitute the funding sources with other available funding sources , 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 the total program/project budget amount after substitution does not exceed the approved total budget, should the operational need arise or should such actions benefit SDHC and its mission.

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3. Authorize the 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 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

100 HCR25-067 Approval of the Award of a Contract for Flooring Repair and Replacement Services

Motion by Commissioner Cushman to approve staff's recommendation. Seconded by Commissioner Vásquez and passed by a vote of 5-0, with Chair Mitchell and Commissioner Hubbard not present.

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

- 1) Authorize SDHC to enter into an agreement with Star Flooring and Remodeling for a one-year term from November 1, 2025, through October 31, 2026, in the amount of \$775,000 with four one-year options to renew and with a contract contingency equal to 10 percent of the contract amount per year.
- 2) Authorize SDHC's President and Chief Executive Officer (President and CEO), or designee, to substitute the funding sources with other available funding sources provided that the total program/project 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.
- 3) 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.

102 HCR25-065 Approve the San Diego Housing Commission's Calendar Year 2026 State and Federal Advocacy and Legislative Engagement Guide

Thomas DeFranco, Director of Policy, and Michael Gunning, Chief Strategy Officer, Lighthouse Public Affairs, presented the request for approval.

Public testimony by Joy Sunyata.

Motion by Commissioner Jackson to approve staff's recommendation. Seconded by Commissioner Hester and passed by a vote of 5-0, with Chair Mitchell and Commissioner Hubbard not present.



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That the San Diego Housing Commission (SDHC) Board of Commissioners (Board) approve the Calendar Year 2026 State and Federal Advocacy and Legislative Engagement Guide.

103 HCR25-063 San Diego Housing Commission Strategic Plan FY 2026 – 2030

Lisa Jones, President and CEO, and Debra Fischle-Faulk, Senior Vice President, Community and Strategic Initiatives, presented the request for approval.

Public testimony by Carlos Padial III and Joy Sunyata.

Motion by Commissioner Jackson to approve staff's recommendation. Seconded by Commissioner Vásquez and passed by a vote of 5-0, with Chair Mitchell and Commissioner Hubbard not present.

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

- 1) Approve the proposed SDHC Fiscal Year (FY) 2026 - 2030 Strategic Plan (Attachment 1) as a blueprint for SDHC's focus, goals and actions over the Strategic Plan period.
- 2) Authorize the President and Chief Executive Officer (President and CEO), or designee, to take the necessary steps to implement the Strategic Plan, which will include annual updates to the SDHC Board.

104 HCR25-068 Workshop & Discussion: Voluntary Furlough Pilot Program

Lisa Jones, President and CEO, Jeff Davis, Deputy Chief Executive Officer, and Lisette Vargas, Director of Special Projects, presented an informational workshop regarding the San Diego Housing Commission's (SDHC) Voluntary Furlough Pilot Program for SDHC employees. No action was taken.

105 HCR25-058 Workshop & Discussion: Homelessness System Coordination & Navigation

This item was postponed.

Vice Chair Ryan Clumpner recessed the Regular Meeting at 10:58 a.m. to convene the Special Meeting in Closed Session.

Vice Chair Clumpner reconvened the Regular Meeting at 11:27 a.m. and announced that Item 105 will be moved to the November SDHC Board meeting.

Vice Chair Ryan Clumpner adjourned the meeting at 11:28 a.m.



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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