



## MINUTES

SAN DIEGO HOUSING COMMISSION  
MINUTES OF THE SPECIAL MEETING  
DECEMBER 11, 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 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:

Commissioner Kellee Hubbard

### **10 CALL TO ORDER**

Chair Mitchell called the Special Meeting to order at 9:11 a.m.

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

Beverly St. Germaine presented a letter to the Commissioners and commented on activity at the property where she resides.

Raquel Merrill commented on her home and SDHC's Affordable For-Sale Housing program.

### **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 November, the Coordinated Shelter Intake Program (CSIP) received 2,442 referrals for shelter, of which 199 (8 percent) were placed in shelter. Forty percent of referrals could not be placed because of a lack of available top bunks for males; 18 percent could not be placed because of a lack of available bottom bunks for males; 11 percent could not be placed because of a lack of available bottom bunks for females; and 8 percent could not be placed because of a lack of available beds for families. Fiscal Year-to-date, July through November, CSIP has received 12,275 referrals for shelter, of which 1,236 were placed in shelter for an overall 10 percent placement rate. Similar to November, 34 percent could not be placed because of a lack of



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available top bunks for males; 14 percent could not be placed because of a lack of available bottom bunks for males; 13 percent could not be placed because of a lack of available bottom bunks for females; and 11 percent could not be placed because of a lack of available shelter beds for families. The Homelessness Housing Innovations Division has enhanced its database. Analysis of the data is still occurring, but in addition to providing a summary, going forward, staff will be able to provide a count of unique individuals seeking shelter referrals. For example, in November, 2,442 shelter referrals comprised 868 unique households. That indicates that households are seeking shelter multiple times. The number of referrals has increased 25 percent from July to November, but the increase in unique individuals seeking shelter is 5 percent. Vice Chair Clumpner said he is interested in learning more about what happens with repeat referrals and if people become more resistant after unsuccessful shelter referrals. Senior Vice President Snell added that the current system and community standards do not include a prioritization for shelter placement. The data could help to lay a foundation for determining ways to prioritize people who are seeking shelter.

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

There was no report by the President and Chief Executive Officer.

**50 APPROVAL OF THE MINUTES**

The minutes of November 7, 2025, Special Meeting of the SDHC Board of Commissioners were approved with a motion by Commissioner Jackson, seconded by Vice Chair Clumpner, passed by a vote 5-0, with Commissioner Hubbard not present, and Commissioner Vásquez abstained.

**CONSENT AGENDA**

Motion by Commissioner Cushman to approve Item 103 on consent. Seconded by Commissioner Hester and passed by a vote of 6-0, with Commissioner Hubbard not present.

**Item 103 HCR25-080 Housing Authority Designation and Identification of the San Diego Housing Commission's Agency Representatives for Labor Negotiations**

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) Pursuant to California Government Code sections 3505 and 54957.6(a) and other applicable state and local laws and regulations, the Housing Authority designates and identifies the following individuals as SDHC's labor representatives on the Management Team for negotiations with SDHC's recognized employee organization and authorizes these representatives to attend closed session meetings for the purpose of providing information to the Housing Authority related to meet and confer and receiving instruction from the Housing Authority, so that SDHC's labor representatives may participate in meet and confer on behalf of SDHC, taking Housing Authority-approved bargaining positions:

Lisa Jones, President and Chief Executive Officer, San Diego Housing Commission



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Jeff Davis, Deputy Chief Executive Officer, San Diego Housing Commission

Azucena Valladolid, Executive Vice President of Rental Assistance and Workforce Development, San Diego Housing Commission

Lisette Vargas, Director of Special Projects, San Diego Housing Commission

Charles B. Christensen, General Counsel, San Diego Housing Commission

Walter Spath, General Counsel, San Diego Housing Commission

Monna Radulovich, Special Counsel, San Diego Housing Commission

- 2) In accordance with California Government Code section 54954.5(f), the Housing Authority consents to the participation of an agent or designee for a specified designated representative if circumstances necessitate the absence of the specified designated representative; however, the name of the agent or designee must be announced at an open session meeting of the Housing Authority held prior to the closed session.
- 3) The Housing Authority authorizes the following SDHC labor representatives to execute tentative agreements and memoranda of understanding reached in meet and confer, and to present all tentative agreements and memoranda of understanding reached in meet and confer to the Housing Authority for final determination and approval by the Housing Authority as to policy and the Housing Authority General Counsel as to form or correctness and further authorizes SDHC's President and Chief Executive Officer, or designee, to perform such actions and to sign such documents as are necessary to accomplish the actions approved by Housing Authority. 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:

Lisa Jones, President and Chief Executive Officer, San Diego Housing Commission

Jeff Davis, Deputy Chief Executive Officer, San Diego Housing Commission

Azucena Valladolid, Executive Vice President of Rental Assistance and Workforce Development, San Diego Housing Commission

Lisette Vargas, Director of Special Projects, San Diego Housing Commission

Charles B. Christensen, General Counsel, San Diego Housing Commission

Walter Spath, General Counsel, San Diego Housing Commission

Monna Radulovich, Special Counsel, San Diego Housing Commission



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- 4) The Housing Authority designates the following individuals from the Office of the Independent Budget Analyst as representatives within the meaning of California Government Code section 54957.6(a) to attend closed session meetings of the Housing Authority and to serve in the capacity as observers at "meet and confer" sessions, but they are not designated as labor negotiators for the Housing Authority of the City of San Diego:

Charles Modica, Independent Budget Analyst

Lisa Byrne, Fiscal and Policy Analyst, Office of the Independent Budget Analyst

Amy Li, Fiscal and Policy Analyst, Office of the Independent Budget Analyst

- 5) The Housing Authority designates the following individuals from the Office of the General Counsel of the Housing Authority of the City of San Diego as representatives within the meaning of California Government Code section 54957.6(a) to attend closed session meetings of the Housing Authority; to perform legal work, as required by applicable law, and to serve in the capacity as observers at "meet and confer" sessions, but they are not designated as members of SDHC's labor representatives:

Heather Ferbert, City Attorney, City Attorney's Office and General Counsel, Housing Authority

Leslie Fitzgerald, Assistant City Attorney, City Attorney's Office and Assistant General Counsel, Housing Authority

Jim McNeill, Assistant City Attorney, City Attorney's Office and Assistant General Counsel, Housing Authority

Joan Dawson, Senior Deputy City Attorney, City Attorney's Office and Senior Deputy General Counsel, Housing Authority

**ADOPTION AGENDA**

**Item 100 HCR25-077 Loan Recommendation for 40<sup>th</sup> and Alpha Street Apartments**

Colin Miller, Senior Vice President, Real Estate Development, and Michelle Muniz, Director, Multifamily Underwriting and Special Assets, Real Estate Division, presented the request for approval.

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

That the San Diego Housing Commission (SDHC) Board of Commissioners (Board), take the following actions as described in this report:

- 1) Approve a proposed residual receipts loan in an amount not to exceed \$1,383,000 to Alpha Street Housing Associates, LP, a California limited partnership, to facilitate the acquisition of the land for the new construction of 40th and Alpha Street Apartments, a



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development at 3947-3953, 3963 Z Street, in the Southcrest community, which will consist of 91 housing units that will remain affordable for 55 years for individuals and families with income from 30 percent to 60 percent of San Diego's Area Median Income (AMI), and one unrestricted manager's unit.

SDHC's proposed loan will be contingent upon the developer receiving all necessary third-party funding commitments as described in this report. Such third-party funding commitments will be subject to the SDHC General Counsel's approval.

- 2) Authorize the President and Chief Executive Officer (President and CEO), or designee:
  - a. To execute any and all documents necessary to effectuate the transaction and implement the project in a form approved by the General Counsel, and to take such actions as are necessary, convenient, and/or appropriate to implement the approvals upon advice of the General Counsel, provided that a copy of the documents, signed as to form by General Counsel, is submitted to each Housing Commissioner.
  - b. To adjust financing terms/conditions, as necessary, for consistency with requirements of other funding sources or to accommodate market changes that may occur, provided that the proposed \$1,383,000 maximum loan amount may not increase.
  - c. To substitute approved funding sources with any other available funds as deemed appropriate, contingent upon budget availability, and further authorize the President and CEO, or designee, to take such actions as are necessary, convenient, and/or appropriate to implement this approval and delegation of authority by the SDHC Board upon advice of the General Counsel.

**Item 101 HCR25-078 Loan Recommendation for Crest on Imperial Apartments**

Colin Miller, Senior Vice President, Real Estate Development, and Michelle Muniz, Director, Multifamily Underwriting and Special Assets, Real Estate Division, presented the request for approval.

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

That the San Diego Housing Commission (SDHC) Board of Commissioners (Board) take the following actions as described in this report:

- 1) Approve a proposed residual receipts loan in an amount not to exceed \$4,270,000 to Crest on Imperial LP, a California limited partnership to facilitate the acquisition of the land to be used for the new construction of Crest on Imperial, a transit-oriented development at 101 50<sup>th</sup> Street, 5020 and 5030-5036 Imperial Avenue in the Lincoln Park community in the Encanto Neighborhoods Community Plan area, which will consist of 99 units that will remain affordable for 55 years for individuals and families with income from 50 percent to 70 percent of San Diego's Area Median Income (AMI) and one unrestricted manager's unit.

SDHC's proposed loan will be contingent upon the developer receiving all necessary third-party funding commitments as described in this report. Such third-party funding commitments will be subject to the SDHC General Counsel's approval.



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- 2) Authorize the President and Chief Executive Officer (President and CEO), or designee:
  - a. To execute any and all documents necessary to effectuate the transaction and implement the project in a form approved by the General Counsel and to take such actions as are necessary, convenient, and/or appropriate to implement the approvals upon advice of the General Counsel, provided that a copy of the documents, signed as to form by General Counsel, is submitted to each Housing Commissioner.
  - b. To adjust financing terms/conditions, as necessary, for consistency with requirements of other funding sources or to accommodate market changes that may occur, provided that the proposed \$4,270,000 maximum proposed loan amount may not increase.
  - c. To substitute approved funding sources with any other available funds as deemed appropriate, contingent upon budget availability, and further authorize the President and CEO, or designee, to take such actions as are necessary, convenient, and/or appropriate to implement this approval and delegation of authority by the SDHC Board upon advice of the General Counsel.

**Item 102 HCR25-076 Fiscal Year 2026 Moving to Work Annual Plan Amendment Approval**

Lisa Jones, President and Chief Executive Officer, San Diego Housing Commission, Azucena Valladolid, Executive Vice President, Rental Assistance and Workforce Development, and Debra Fischle-Faulk, Senior Vice President, Community and Strategic Initiatives, presented the request for approval.

Public testimony by Dante Golden.

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

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

- 1) Approve the Fiscal Year (FY) 2026 Moving to Work (MTW) Annual Plan Amendment (Attachment 1).
- 2) Authorize SDHC to incorporate the approved updates in the FY 2026 MTW Annual Plan Amendment into SDHC's FY 2026 Section 8 Housing Choice Voucher Administrative Plan and SDHC's Admissions and Continued Occupancy Policy for Public Housing, contingent upon the U.S. Department of Housing and Urban Development's approval of the FY 2026 MTW Annual Plan Amendment.
- 3) Authorize the President & 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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**CLOSED SESSION**

The San Diego Housing Commission Board of Commissioners convened in closed session on Thursday, December 11, 2025, at 10:40 a.m. with the following agenda:

- I. Announcement by Counsel of the Matters to be discussed in Closed Session and the basis upon which each will be discussed, as referenced within the Brown Act.
- II. Public Testimony and Comment, if any, concerning any matter on the Closed Session Agenda.
- III. Commissioner comments, if any.
- IV. Commission will convene in closed session to consider the following agenda:
  - A. CONFERENCE WITH LABOR NEGOTIATORS pursuant to Government Code section 54957.6:  
Agency Representatives: Lisa Jones, Jeff Davis, Azucena Valladolid, Lisette Vargas, Charles B. Christensen, Walter Spath, and Monna Radulovich for the San Diego Housing Commission  
  
Employee Organization: Service Employees International Union, Local 221, AFL-CIO  
  
Counsel's Description of General Nature of Closed Session: Agency Representatives will seek direction from the SDHC Board of Commissioners concerning labor negotiations.

**OPEN SESSION**

Chair Mitchell reconvened the San Diego Housing Commission Board of Commissioners in Open Session at 10:58 a.m.

- V. Announcement of Actions Taken in Closed Session.

The SDHC Board of Commissioners unanimously gave instructions to the negotiators regarding this matter.

**ADJOURNMENT**

Chair Mitchell adjourned the meeting at 11:01 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