



**City of Daly City
Small Business Commission Meeting
Meeting Minutes**

Thursday, April 9, 2026 – 7:00 PM

Recorded Meeting:

<https://www.youtube.com/watch?v=rRmGspWNnkA>

Call to Order:

Commission Vice Chair, John Penacerrada, commenced the meeting at 7:09 PM.

Roll Call:

Present: John Penacerrada, Joseph Bautista, Weiyi Mikko Zhen

Absent: Amro Radwan, Maria Carson

Pledge to the Flag:

All

Approval of Minutes:

Vice Chair Penacerrada asked Commissioners to review the February 12, 2026 Meeting Minutes. Commissioner Bautista made a motion to approve the last meeting's minutes, and Commissioner Zhen made a 2nd. The minutes were approved unanimously.

Summary

A presentation was provided by Hip Housing representative Kevin Joyner, Community Outreach Specialist, outlining the Hip Housing Programs. Hip Housing is a trusted nonprofit organization that has provided housing and Home Sharing Services in San Mateo County since 1972. HIP Housing empowers families and individuals in San Mateo County to live happier, more independent and self-sufficient lives through innovative housing and mentoring programs that help break the cycle of poverty and end homelessness

With its unique Home Sharing, Self Sufficiency and Property Development programs, HIP Housing is a leader in providing creative affordable housing solutions for people in San Mateo County. HIP Housing's self-funding operating model maximizes existing housing stock and ensures that every dollar donated goes directly into programs that positively impact people's lives. They house 1200 people annually.

Mr. Joyner mentioned their newest programs, the Housing Resource Hub and the Housing Readiness Program, which improves older adult's (62 years old and up) access to affordable housing resources.

The Self Sufficiency Program offers subsidized rent for 1 – 5 years and other wrap around services:

- Housing subsidy
- Monthly case management meetings
- Financial education
- Raffle prizes and incentives
- Monthly skill-building (life skills) workshops
- Referrals to money-saving resources and programs
- Career guidance
- Scholarships
- Information and referrals to other community agencies
- Referrals to affordable housing opportunities when available
- Nurturing Fathers Program and Parents Club (who frequent Classic Bowl – a Daly City Legacy business)

Hip Housing also manages over 500 units across San Mateo County that they deploy for their programs. They have another 33 units coming online in October 2026. They also manage senior facilities, including 192 units in Foster City.

Vice Chair Penacerrada asked about the Home Sharing Program and what the advantages are for home owners and asked about the age ranges of the Self Sufficiency Program. Mr. Joyner mentioned that we see employees in Daly City who commute from the Stockton and Sacramento areas, and it would be beneficial to our business community to have these workers live in the counties they work in.

More information can be found at www.hiphousing.org

Clerk Manio spoke about many new federal laws, especially with new provisions that took effect with the One Big Beautiful Act that was passed in July 2025. Some of these new laws include key tax changes affecting small businesses like the Permanent Qualified Business Income Deduction (section 199A) where the 20% QBI deduction is permanent. She mentioned Section 179 which features Bonus Depreciation. She discussed Enhanced Employer Tax Credits (childcare) and Section 129, the Dependent Care Assistance Program where employers get payroll tax savings if they offer a formal plan for employees to receive up to \$5000 a year to cover those costs. Ms. Manio mentioned the changes to the 1099 reporting threshold in that anyone earning \$600 or more from a single client in a year, and their employer must issue a 1099 to both the contracted employee and the IRS. The threshold was previously \$60,000 annually. The SALT deduction was increased to \$40,000.

Vice Chair Penacerrada mentioned that this is helpful for the more entrepreneurial individuals.

The Commissioners discussed the Legacy Business celebration upcoming in May. They wanted the Legacy Business awardees to be invited to table and provide promotional items to help market their businesses. Vice Chair mentioned having a local restaurant cater the event like Kings Pizza on Mission St. They also spoke about bringing a DJ and having the past winners be showcased as well.

Announcements & Communications:

Commissioner Zhen signed up for Restaurant Week for Spicy House.

Chair Penacerrada announced a free wellness activity on April 25.

Public Comment:

No public comment.

Next Meeting:

Next regularly scheduled meeting scheduled for May 14, 2026, at 7 PM.

Adjournment:

Vice Chair Penacerrada adjourned the meeting at 8:00 PM.