



SAN DIEGO
HOUSING
COMMISSION

REGULAR MEETING AGENDA

SAN DIEGO HOUSING COMMISSION
REGULAR MEETING AGENDA
JULY 18, 2025, 9:00 A.M.
SMART CORNER
4TH FLOOR CONFERENCE ROOM
1122 BROADWAY
SAN DIEGO, CALIFORNIA 92101

Chair Eugene “Mitch” Mitchell
Vice Chair Ryan Clumpner
Commissioner Stephen P. Cushman
Commissioner Johanna Hester
Commissioner Kellee Hubbard
Commissioner Antoine “Tony” Jackson
Commissioner Melinda K. Vásquez

The San Diego Housing Commission (Housing Commission) Board of Commissioners meets in person. Members of the public who wish to provide Non-Agenda Public Comments or comments on items on the agenda should attend the meeting in person and complete and submit a written speaker slip on the day of the meeting before the item on which they wish to speak is called. Public Comments may also be submitted in writing, as described at the end of the agenda.

**ADDITIONAL INFORMATION ABOUT HOW TO PARTICIPATE IN THIS MEETING IS
PROVIDED AT THE END OF THE AGENDA**

REQUESTS FOR ACCESSIBILITY MODIFICATIONS OR TRANSLATION ACCOMMODATIONS

The Americans with Disabilities Act (ADA) requires accommodations for individuals with disabilities. These may include making agenda information available in other formats and disability-related modifications or accommodations needed to help with meeting participation—including different ways to see meetings and offer public comment. To request accommodations, please contact the Housing Commission’s Communications and Government Relations Division at (619) 578-7550 (voice), (619) 398-2440 (TTY) or by email at SDHCdocketinfo@sdhc.org. Please submit your request at least three business days before the date of the Housing Commission Board of Commissioners meeting. The Housing Commission is committed to resolving accessibility requests quickly to maximize accessibility.

Public comments may be made in any language. The Housing Commission may be able to provide services to translate public comment into English. To request translation services, contact the Housing Commission’s Communications and Government Relations Division at (619) 578-7550 (voice), (619) 398-2440 (TTY) or by email at SDHCdocketinfo@sdhc.org. Please submit your request at least three business days before the date of the Housing Commission Board of Commissioners meeting. The Housing Commission is committed to addressing language translation requests quickly to maximize public participation.

Los comentarios públicos pueden ser en cualquier idioma. La Comisión de Vivienda podría brindar servicios de traducción al inglés. Para solicitar servicio de traducción, póngase en contacto con el



Regular Housing Commission Meeting of July 18, 2025

Departamento de Comunicaciones y Relaciones Gubernamentales de la Comisión de Vivienda al (619) 578-7550 (voz), (619) 398-2440 (TTY) o por email a SDHCdocketinfo@sdhc.org. Favor de hacer su solicitud con por lo menos tres días laborales de anticipación antes de la fecha de la sesión de la Mesa Directiva de la Comisión de Vivienda. La Comisión de Vivienda se compromete a responder a las solicitudes de traducción rápidamente para maximizar la participación pública.

Công chúng có thể đóng góp ý kiến bằng bất kỳ ngôn ngữ nào. Ủy Ban Gia Cư có thể cung cấp dịch vụ thông dịch các ý kiến của công chúng sang tiếng Anh. Để yêu cầu dịch vụ thông dịch, xin liên hệ Phòng Truyền Thông và Quan Hệ Chính Quyền của Ủy Ban Gia Cư theo số (619) 578-7550 (thoại), (619) 398-2440 (TTY) hoặc bằng email tại SDHCdocketinfo@sdhc.org. Vui lòng gửi yêu cầu của quý vị ít nhất ba ngày làm việc trước ngày họp Hội Đồng Ủy Viên của Ủy Ban Gia Cư. Ủy Ban Gia Cư cam kết nhanh chóng đáp ứng các yêu cầu thông dịch ngôn ngữ để tăng cường tối đa sự tham gia của công chúng.

Maaaring gawin sa anumang wika ang mga pampublikong komento. Maaaring makapagbigay ang Komisyon sa Pabahay (Housing Commission) ng mga serbisyo upang isalin ang pampublikong komento sa Ingles. Upang humiling ng mga serbisyo sa pagsasalin, makipag-ugnayan sa Dibisyon ng Komunikasyon at Ugnayan ng Pamahalaan ng Komisyon sa Pabahay sa (619) 578-7550 (voice), (619) 398-2440 (TTY) o sa pamamagitan ng email sa SDHCdocketinfo@sdhc.org. Mangyaring isumite ang iyong kahilingan nang hindi bababa sa tatlong araw ng negosyo bago ang petsa ng pagpupulong ng Lupon ng mga Komisionado ng Komisyon sa Pabahay. Ang Komisyon sa Pabahay ay nakatuon sa pagtugon sa mga kahilingan sa pagsasalin ng wika nang mabilis upang mapakinabangan ang pakikilahok ng publiko.

您可以使用任何語言發表公眾意見。「住房委員會」可以提供翻譯服務將公眾意見譯成英文。如要申請翻譯服務，請致電 (619) 578-7550 (語音)、(619) 398-2440 (TTY)，或發送電郵至 SDHCdocketinfo@sdhc.org 聯繫「住房委員會-通訊和政府關係部」。請於「住房委員會理事會」會議召開前至少三個工作日提交該申請。「住房委員會」會確保盡快受理語言翻譯請求，以最大限度提高公眾的參與度。

공공 의견은 어떤 언어로도 제공하실 수 있습니다. 주택위원회(Housing Commission)는 공공 의견을 영어로 번역해드리는 서비스를 제공할 수 있습니다. 번역 서비스를 요청하시려면, (619) 578-7550(음성), (619) 398-2440(TTY) 또는 이메일 SDHCdocketinfo@sdhc.org로 주택위원회의 커뮤니케이션 및 정부 관계 부서(Communications and Government Relations Division)로 연락해주십시오. 번역 서비스 요청은 주택위원회 감독관 위원회(Board of Commissioners) 회의 날짜로부터 최소한 영업일 삼 일 이전에 제출해주시기 바랍니다. 주택위원회는 대중의 참여를 최대화할 수 있도록 언어 번역 요청에 최대한 신속하게 대처해드릴 것을 약속합니다.

نظرات عمومی می‌توانند به هر زبانی باشند. «کمسیون مسکن» ممکن است بتواند خدماتی برای ترجمه نظرات عمومی به انگلیسی ارائه دهد. برای درخواست خدمات ترجمه، با «بخش ارتباطات و روابط دولتی کمسیون مسکن» به شماره (619) 578-7550 (صوتی)، (619) 2440-398 (TTY) یا از طریق آدرس ایمیل SDHCdocketinfo@sdhc.org تماس بگیرید. لطفاً درخواست خود را حداقل سه روز کاری قبل از تاریخ جلسه «اعضای هیئت کمسیون مسکن» ارسال کنید. در راستای حداکثرسازی مشارکت عمومی، «کمسیون مسکن» متعهد است به درخواست‌های ترجمه زبان سریعاً رسیدگی کند.



Regular Housing Commission Meeting of July 18, 2025

يمكن تقديم التعليقات العامة بأي لغة. قد تتمكن لجنة الإسكان من تقديم خدمات لترجمة التعليقات العامة إلى اللغة الإنجليزية. لطلب خدمات الترجمة، يُرجى التواصل مع قسم الاتصالات والعلاقات الحكومية التابع للجنة على الرقم 578-7550 (619) (صوتياً) أو 398-398 (619) 2440 (المراسلة النصية) أو عبر البريد الإلكتروني على SDHCdocketinfo@sdhc.org. يُرجى تقديم طلبك قبل ثلاثة أيام عمل على الأقل من تاريخ اجتماع مجلس مفوضي لجنة الإسكان. تلتزم لجنة الإسكان بمعالجة طلبات ترجمة اللغة بسرعة لتحقيق أقصى قدر من المشاركة العامة.

ITEMS

10 CALL TO ORDER

20 NON-AGENDA PUBLIC COMMENT

At this time, individuals may address the San Diego Housing Commission (SDHC) Board of Commissioners (Board) on any subject in its area of responsibility that is not presently pending before the SDHC Board. Pursuant to the Brown Act, the SDHC Board can take no action.

30 COMMISSIONER COMMENTS

40 REPORT BY THE PRESIDENT & CHIEF EXECUTIVE OFFICER

50 APPROVAL OF THE MINUTES

June 20, 2025, Regular Meeting [Minutes](#)

ADOPTION AGENDA

All actions of the San Diego Housing Commission Board of Commissioners (Housing Commission Board) listed in the agenda are final seven days after Housing Commission Board action unless the Housing Authority of the City of San Diego asks to review the decision of the Housing Commission Board within the seven-day period.

100 HCR25-050 Award of a Contract for Parking Management Services at the San Diego Housing Commission's Headquarters Office Building at 1122 Broadway, 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 an agreement with ACE Parking III, LLC (ACE Parking) for parking operator services at SDHC's headquarters office building at 1122 Broadway, San Diego, CA 92101, which SDHC owns, for a one-year term from August 1, 2025, through July 31, 2026, with four one-year options to renew for a total contract cost of \$1,592,215 if all options are exercised. A 3 percent increase in the yearly contract amount would apply for each renewal option the year SDHC chooses to exercise.



Regular Housing Commission Meeting of July 18, 2025

- 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 approved total 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 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, provided that a copy of the documents, signed as to form by General Counsel, is submitted to each Housing Commissioner.

101 [HCR25-049](#) [Fiscal Year 2026 Admissions and Continued Occupancy Policy Update for Public Housing](#)

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

- 1) Approve the revised Admissions and Continued Occupancy Policy for Public Housing (Attachment 1), pursuant to the authority delegated to the SDHC Board by the Housing Authority of the City of San Diego (Housing Authority) in Housing Authority Resolution HA-1036.
- 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, provided that a copy of the documents, signed as to form by General Counsel, is submitted to each Housing Commissioner.

102 [HCR25-055](#) [Approval of the Revised Fiscal Year 2026 Section 8 Housing Choice Voucher Administrative Plan](#)

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

- 1) Approve the revised 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.



Regular Housing Commission Meeting of July 18, 2025

103 [HCR25-046](#) [Approval of the Contract Amendment between the San Diego Housing Commission and People Assisting the Homeless \(PATH\) to Operate the Connections Housing Interim Shelter Program at 1250 Sixth Ave., San Diego, CA 92101](#)

Advance notice of San Diego Housing Commission (Housing Commission) hearing of the following matter has been provided to the Housing Authority Members pursuant to the provisions of San Diego Municipal Code Section 98.0301(e)(4)(A)-(B).

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

- 1) Authorize the amendment to operating agreement HHI-23-35.2 between SDHC and People Assisting the Homeless (PATH) to increase funding for the Connections Housing Interim Shelter Program at 1250 Sixth Ave., San Diego, CA 92101 in Fiscal Year (FY) 2026 by \$710,036 for a revised total of \$1,840,878. FY 2026 Funding sources are expected to be City of San Diego (City) General Funds and federal Emergency Solution Grant (ESG) 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.

104 [HCR25-001](#) [Authorization to Enter into the First Amendment to The Second Amended and Restated Lease and Require the Recommencement and Completion of the Minimum Capital Improvements per the Second Amended and Restated Lease and Cease Negotiations Regarding a Non-binding Letter of Intent for the Redevelopment of Mariner's Cove, 4392 West Point Loma Boulevard, San Diego, 92107](#)

Advance notice of San Diego Housing Commission hearing of the following matter has been provided to the Housing Authority Members in accordance with the terms and provisions of San Diego Municipal Code Section 98.0301(e)(4)(A)-(B) for Staff Recommendation No. 1.

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

Regular Housing Commission Meeting of July 18, 2025

- 1) Authorize SDHC, as administrative agent of the Housing Authority of the City of San Diego (Housing Authority), to enter into the First Amendment to the Second Amended and Restated Lease (SARL) require the recommencement and completion of the Minimum Capital Improvements as described in the Second Amended and Restated Lease (SARL) with Lincoln Mariners Associates Limited (Lessee) for Mariner's Cove at 4392 West Point Loma Boulevard, San Diego, 92107, at the terms and conditions listed within the report.

Authorization to extend the deadline shall not constitute a waiver of the Ground Lease's requirements regarding the sale, transfer or assignment of the leasehold. The terms of the Ground Lease, which shall remain in effect, state that the leasehold may not be sold, transferred or assigned without the express written consent of SDHC on behalf of the Housing Authority and that the required improvements of the property must be completed before any sale, transfer or assignment may be approved.

- 2) Authorize SDHC, as administrative agent of the Housing Authority of the City of San Diego, to cease negotiations regarding a non-binding Letter of Intent (LOI) to enter into an Amendment to the Second Amended and Restated Lease (SARL) with Lincoln Mariners Associates Limited (Lessee) for Mariner's Cove at 4392 West Point Loma Boulevard, San Diego, 92107.
- 3) Authorize Lisa Jones, SDHC's President and Chief Executive Officer, or designee, to execute all necessary 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, including an amendment to the Ground Lease, provided that a copy of the documents, signed as to form by General Counsel, is submitted to each SDHC Commissioner.

105 [HCR25-051 Preliminary Bond Authorization, Tax Equity and Fiscal Responsibility Act \(TEFRA\) Hearing, Demolition and Loan Modification for Mercado Apartments](#)

Preliminary Bond Authorization and Tax Equity and Fiscal Responsibility Act (TEFRA) hearings are scheduled to be heard by the San Diego Housing Commission (SDHC) Board of Commissioners on July 18, 2025, at 9 a.m. Any two members of the Housing Authority of the City of San Diego (Housing Authority) or San Diego City Council (City Council) may request that these hearings not take place and instead be heard by the Housing Authority and City Council by giving notice to SDHC's President & Chief Executive Officer, or designee, within seven days of the date of this notice.

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

- 1) Approve the owner's request to perform the following at Mercado Apartments, an affordable housing development at 2001 Newton Ave. in the Barrio Logan neighborhood:
 - a. Demolish 12 of the 144 existing housing units (11 deed-restricted affordable housing units and one unrestricted manager's unit)



Regular Housing Commission Meeting of July 18, 2025

- b. Build 91 new deed-restricted affordable housing units and one unrestricted manager's unit, for a net increase of 80 housing units at the property.
 - c. Rehabilitate 131 existing deed-restricted affordable units and one unrestricted manager's unit
 - 2) Recast certain existing SDHC loan terms as described in this report.
 - 3) Approve the following steps to issue \$75,000,000 in Housing Authority of the City of San Diego tax-exempt Multifamily Housing Revenue Bonds and \$5,000,000 in taxable bonds to facilitate the acquisition and new construction of 92 housing units and rehabilitation of 132 existing housing units at Mercado Apartments, an affordable housing development at 2001 Newton Ave. in the Barrio Logan Neighborhood, which, upon completion, will consist of 224 housing units, of which 222 will remain affordable for 55 years for households earning 30 percent to 60 percent of San Diego's Area Median Income (AMI) and two will be unrestricted manager units:
 - a. Issue a bond inducement resolution (Declaration of Official Intent) for up to \$75,000,000 in Multifamily Housing Revenue Bonds for the development of Mercado Apartments by MAAC Mercado L.P., a California limited partnership formed by Metropolitan Area Advisory Committee on Anti-poverty of San Diego County Inc. (MAAC).
 - b. Authorize an application (and subsequent applications, if necessary) to the California Debt Limit Allocation Committee (CDLAC) for an allocation of authority to issue tax-exempt private activity bonds in an amount up to \$75,000,000 for Mercado Apartments; and
 - c. Approve the bond financing team of Anzel Galvan LLP as the Bond Counsel and Ross Financial as the Financial Advisor.
 - 4) Authorize SDHC's President and Chief Executive Officer (President and CEO), or designee, to execute any and all documents that are necessary to effectuate the transaction and implement these approvals in a form approved by General Counsel and Bond Counsel, and to take such actions as are necessary, convenient, and/or appropriate to implement these approvals upon advice of General Counsel and/or the Bond Counsel.
 - 5) Hold a Tax Equity and Fiscal Responsibility Act (TEFRA) public hearing regarding the Housing Authority's issuance of Multifamily Housing Revenue Bonds in an amount up to \$75,000,000 to facilitate the acquisition, new construction, and rehabilitation of Mercado Apartments.

106 [HCR25-053 Loan Recommendation, Preliminary Bond Authorization, and Tax Equity and Fiscal Responsibility Act \(TEFRA\) Hearing for 73rd Street Apartments](#)

Advance notice of San Diego Housing Commission Hearing of the following matter has been provided to the Housing Authority Members pursuant to the provisions of San Diego Municipal Code Section 98.0301(e)(4)(A)-(B) for Staff Recommendations No. 1.



Regular Housing Commission Meeting of July 18, 2025

Preliminary Bond Authorization and Tax Equity and Fiscal Responsibility Act (TEFRA) hearings are scheduled to be heard by the San Diego Housing Commission (SDHC) Board of Commissioners on July 18, 2025, at 9 a.m. Any two members of the Housing Authority of the City of San Diego (Housing Authority) or San Diego City Council (City Council) may request that these hearings not take place and instead be heard by the Housing Authority and City Council by giving notice to SDHC's President & Chief Executive Officer, or designee, within seven days of the date of this notice.

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

- 1) Approve a SDHC residual receipts loan in an amount not to exceed \$4,000,000 to 73rd Street Apartments, LP, a California limited partnership, to facilitate the acquisition and new construction of 73rd Street Apartments at 5001 73rd St., in the College Area neighborhood, which will consist of 119 affordable rental housing units that will remain affordable for 55 years for households with income of 30 percent to 50 percent of San Diego's Area Median Income (AMI), of which 30 units will be permanent supportive housing for households experiencing homelessness, 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 SDHC General Counsel's approval.

- 2) Authorize SDHC's President and Chief Executive Officer (President and CEO), or designee, to:
 - a. Execute all necessary documents and instruments 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. 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 \$4,000,000 maximum SDHC loan amount may not increase.
 - c. 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.
- 3) Approve the following steps to issue up to \$47,000,000 of Housing Authority of the City of San Diego tax-exempt Multifamily Housing Revenue Bonds and \$15,900,000 of taxable bonds for 73rd Street Apartments:
 - a. Issue a bond inducement resolution (Declaration of Official Intent) for up to \$47,000,000 in tax-exempt Multifamily Housing Revenue Bonds for the acquisition and new construction of 73rd Street Apartments by 73rd Street Apartments L.P.
 - b. Authorize an application (and subsequent applications if necessary) to the California Debt Limit Allocation Committee (CDLAC) for an allocation of authority to issue tax-

Regular Housing Commission Meeting of July 18, 2025

exempt private activity bonds in an amount up to \$47,000,000 for 73rd Street Apartments.

- c. Approve the bond financing team of Hawkins, Delafield & Wood as Bond Counsel and CSG Advisors as Bond Financial Advisor.
- 4) Authorize SDHC's President and CEO, or designee, to execute any and all documents that are necessary to effectuate the transaction and implement these approvals in a form approved by the General Counsel and the Bond Counsel, and to take such actions as are necessary, convenient, and/or appropriate to implement these approvals upon advice of the General Counsel and/or the Bond Counsel.
- 5) Hold a Tax Equity and Fiscal Responsibility Act (TEFRA) public hearing regarding the Housing Authority's issuance of tax-exempt Multifamily Housing Revenue Bonds in an amount up to \$47,000,000 to facilitate the acquisition and new construction of 73rd Street Apartments.

107 HCR25-052 Preliminary Bond Authorization and Tax Equity and Fiscal Responsibility Act (TEFRA) Hearing for Fourth and Penn

Preliminary Bond Authorization and Tax Equity and Fiscal Responsibility Act (TEFRA) hearings are scheduled to be heard by the San Diego Housing Commission (SDHC) Board of Commissioners on July 18, 2025, at 9 a.m. Any two members of the Housing Authority of the City of San Diego (Housing Authority) or San Diego City Council (City Council) may request that these hearings not take place and instead be heard by the Housing Authority and City Council by giving notice to SDHC's President and Chief Executive Officer, or designee, within seven days of the date of this notice.

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

- 1) Approve the following steps to issue up to \$30,000,000 in Housing Authority of the City of San Diego (Housing Authority) tax-exempt Multifamily Housing Revenue Bonds to facilitate the construction of a new affordable housing development at 3703 Fourth Ave. and 412-414 Pennsylvania Ave. (Fourth and Penn) in the Uptown Community area, which will consist of 53 units affordable for 55 years for individuals and families earning 30 percent to 50 percent of San Diego's Area Median Income (AMI), and one unrestricted manager's unit:
 - a. Issue a bond inducement resolution (Declaration of Official Intent) for up to \$30,000,000 in tax-exempt Multifamily Housing Revenue Bonds supporting the development of 4th & Penn by a to-be-formed California limited partnership.
 - b. Authorize an application (and subsequent applications, if necessary) to the California Debt Limit Allocation Committee (CDLAC) for an allocation of authority to issue tax-exempt private activity bonds in an amount up to \$30,000,000 for 4th & Penn.
 - c. Approve the financing team of Orrick, Herrington & Sutcliffe LLP as the Bond Counsel and Public Financial Management, Inc as the Financial Advisor.
- 2) Authorize SDHC's President and Chief Executive Officer (President and CEO), or designee, to execute any and all documents that are necessary to effectuate the transaction and implement these approvals in a form approved by General Counsel and Bond Counsel and to take such



Regular Housing Commission Meeting of July 18, 2025

actions as are necessary, convenient, and/or appropriate to implement these approvals upon advice of General Counsel and/or the Bond Counsel.

- 3) Hold a Tax Equity and Fiscal Responsibility Act (TEFRA) public hearing regarding the Housing Authority's issuance of tax-exempt Multifamily Housing Revenue Bonds in an amount up to \$30,000,000 to facilitate the development of Fourth and Penn.

ADJOURNMENT

INFORMATIONAL REPORTS

[HCR25-047 Investment Report – Third Quarter Fiscal Year 2025](#)

[HCR25-048 Status of Loan Portfolio – Fiscal Year 2025 Third Quarter](#)

HOW TO SPEAK TO A PARTICULAR ITEM OR DURING NON-AGENDA PUBLIC COMMENT:

Members of the public shall be given the opportunity to address the San Diego Housing Commission (Housing Commission) Board of Commissioners (Board). The Housing Commission Board Chair may reduce the amount of time available to each speaker to appropriately manage the meeting and ensure the Housing Commission Board has time to consider all the agenda items. A member of the public may only provide one comment per agenda item.

In-Person Comment on Agenda Items

Each speaker must fill out a written request (speaker slip) at the meeting at which the speaker wishes to speak, indicating which item they wish to speak on. Speaker slips may not be turned in before the day of the meeting or after the in-person testimony.

Speakers will be called up to approach the podium and will be asked to state who they are representing if they represent an organization or another person.

For discussion and information items, each speaker may speak up to three minutes. The Housing Commission Board Chair may change this for meeting management purposes. The Housing Commission Board Chair may also limit organized group presentations of five or more persons to 15 minutes or less.

Non-Agenda Public Comment

Every agenda for a Housing Commission Board meeting shall provide time on the agenda for members of the public to address the Housing Commission Board on items that are not on the agenda but are within the Housing Commission Board's jurisdiction. To ensure that the Housing Commission Board has time to consider all agenda items, Non-Agenda Public Comment will be as follows:

Each speaker will be limited to three minutes.



Regular Housing Commission Meeting of July 18, 2025

Speakers may not give their time to other speakers.

If there are eight or more speakers on a single issue, the maximum time for the issue will be 24 minutes.

The speaking order generally will be determined on a first-come, first-served basis. However, priority may be given to speakers who did not provide public comment during Non-Agenda Public Comment at the last regularly scheduled Housing Commission Board meeting.

A member of the public may only provide one non-agenda comment per agenda.

Each speaker who wishes to address the Housing Commission Board must fill out a written request (speaker slip) at the meeting at which the speaker wishes to speak. Speaker slips may not be turned in before the meeting date or after completion of in-person testimony.

Speakers will be called up to approach the podium and will be asked to state who they are representing if they represent an organization or another person.

Written Public Comment

Webform

Public Comments may also be submitted using the [webform](#). Comments received by 4 p.m. the business day before the Housing Commission Board meeting date will be distributed to the Housing Commission Board members and posted the Housing Commission's website with the meeting materials. All webform comments are limited to 1,250 characters (approximately 200 words). If you have an attachment to your comment, you may send it to sdhcdocketinfo@sdhc.org, and it will be distributed to the Housing Commission Board members. Comments received after 4 p.m. on the business day before the meeting date will be submitted into the written record for the relevant item.

U.S. Mail

Instead of submitting written comments through the webform, you may submit by U.S. mail. Please include on your written comments whether you are submitting Non-Agenda Public Comment or which Agenda item your comments relate to. Mail your comments to: San Diego Housing Commission, Communication and Government Relations Division, Attention Scott Marshall, 1122 Broadway, Suite 300, San Diego, CA 92101. Materials submitted by U.S. Mail must be received no later than one business day before the meeting to be distributed to the Housing Commission Board Members. Comments received by U.S. Mail after one business day before the meeting will be submitted into the written record for the relevant item.

Drop-off at Housing Commission Offices

Instead of submitting written comments through the webform or by U.S. mail, you may hand-deliver written comments to the Housing Commission's offices by leaving them with the reception desk on the first floor at 1122 Broadway, San Diego, CA 92101. Office hours are weekdays, 9 a.m. to 4 p.m., except for alternating Fridays, as shown on the Housing Commission's website at <https://sdhc.org/about-us/contact-us/>. Please include on your written comments whether you are submitting Non-Agenda Public Comment or which Agenda item your comments relate to. Please also write, "Housing Commission Board of Commissioners Public Comment," "Attention: Scott Marshall, Communications and Government Relations," and the meeting date.



Regular Housing Commission Meeting of July 18, 2025

Meeting Video

The public may view Housing Commission Board meetings through the livestreaming video link provided on the Housing Commission's website for the specific meeting date. Click "Video" beside the Agenda for the meeting date at <https://sdhc.org/governance-legislative-affairs/sdhc-board-of-commissioners/meetings/>