



SAN DIEGO
HOUSING
COMMISSION

SPECIAL MEETING REVISED AGENDA

**SAN DIEGO HOUSING COMMISSION
SPECIAL MEETING REVISED AGENDA
OCTOBER 13, 2022, 9:00 A.M.
VIDEO CONFERENCE
SAN DIEGO, CALIFORNIA 92101**

**Chair Eugene “Mitch” Mitchell
Vice Chair Ryan Clumpner
Commissioner Stefanie Benvenuto
Commissioner Johanna Hester
Commissioner Kellee Hubbard
Commissioner Melinda K. Vásquez**

Revised October 10, 2022 to add Item 103

COVID- 19 PUBLIC SERVICE ANNOUNCEMENT REGARDING SDHC BOARD OF COMMISSIONERS MEETING ACCESS AND PUBLIC COMMENT:

Until further notice, San Diego Housing Commission (Housing Commission) Board of Commissioners (Board) meetings will be conducted pursuant to the provisions of California Government Code section 54953(e), added by Assembly Bill 361, which allows the Housing Commission to use teleconferencing and to provide the public an opportunity to address the Housing Commission Board via a call-in option or an internet-based service option, during a proclaimed state of emergency when measures to promote social distancing are in effect or the San Diego City Council has determined meeting in person would present imminent risks to the health or safety of attendees. The San Diego City Council on September 13, 2022, declared an existing proclaimed state of emergency continues to directly impact the ability of members to meet safely in person and that their finding applies to all boards, commissions, and committees of the City of San Diego.

During the current state of emergency and in the interest of public health and safety, most—and most likely all—of the Housing Commissioners, General Counsel and staff will be participating in Housing Commission Board meetings by video conference. There will be no members of the public in attendance at the Housing Commission Board meetings. We are providing alternatives to in-person attendance for viewing and participating in Housing Commission Board meetings.

In lieu of in-person attendance, members of the public may participate and provide comments in the following manner:

Phone-in Testimony

Members of the public can listen to the Housing Commission Board meeting and offer public comment on items on the Agenda or during Non-Agenda Public Comment by calling into the



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meeting on the following toll-free number: **(833) 548-0276**. When prompted, input **Meeting ID: 927 5550 5703**. A Participant ID is not required. When a Participant ID is requested, **press #**.

Members of the public will remain muted until they are called upon to speak.

When the comment period for Non-Agenda Public Comment is introduced, or when the comment period is introduced for the specific Agenda Item on which you would like to comment, **press *9 on your phone to raise your hand** to speak on that item.

When you are called upon to speak, **press *6 on your phone to unmute** yourself and begin providing your comments. Housing Commission staff are not able to unmute callers. State your name for the record and the item you are commenting on, and make your comments within the time allotted by the Housing Commission Board. You may only speak once on a particular item.

When your time has ended, please mute yourself. If you wish to speak on other items on the Agenda or for other comment periods, please press *9 to raise your hand again when those items or comment periods are introduced.

Written Comment through Webform:

Written Comment on Agenda Items must be submitted using the Housing Commission Board meeting [public comment webform](#), and indicating the agenda item number for which you wish to submit your comment. Only comments submitted no later than **4 p.m. the day prior to the meeting** using the public comment webform will be eligible to be read into the record. If you submit more than one form per item, only one will be read into the record. All other comments submitted, including those received after 4 p.m. the day prior and before 8 a.m. the day of the meeting, will be provided to the Housing Commissioners and posted online with the meeting materials. All comments are limited to 1,250 characters (approximately 200 words). Comments submitted after 8 a.m. the day of the meeting but before the item is called will be submitted into the written record for the relevant item.

Non-Agenda Written Public Comment must be submitted using the Housing Commission Board meeting [public comment webform](#), checking the appropriate box, no later than **8 a.m. the day of the meeting** to be eligible to be read into the record. The first 30 comments received by 8 a.m. will be read into the record. The maximum number of comments to be read into the record on a single issue will be 16. All other comments submitted, including those received after 8 a.m. the day of the meeting, will be provided to the Housing Commissioners. All comments are limited to 1,250 characters (approximately 200 words).

Closed Session Written Public Comment must be submitted using the Housing Commission Board meeting [public comment webform](#) no later than **4 p.m. the day prior to the posted meeting** to be eligible to be read into the record. All other comments submitted, including those received after 4 p.m. the day prior and before 8 a.m. the day of the meeting, will be provided to the Housing Commissioners and posted online with the meeting materials. All comments are limited to 1,250 characters (approximately 200 words).



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If you have an attachment to your comment, you may send it to sdhcdocketinfo@sdhc.org, and it will be distributed to the Housing Commissioners.

Viewing the Meeting

The public may view and listen to the Housing Commission Board meetings through livestreaming on the Housing Commission’s website. Click on “Watch the Video” near the bottom of the Housing Commission Board of Commissioners page on the website:

<https://www.sdhc.org/governance-legislativeaffairs/sdhc-board-of-commissioners/>

Assistance for the Disabled: Agendas, reports and records are available in alternative formats upon request. Please contact SDHCdocketinfo@sdhc.org, (619) 578-7550 (voice) or (619) 398-2440 (TTY) at least five days prior to the meeting.

Questions Regarding Agenda Items: For specific questions regarding any item on the San Diego Housing Commission agenda, please contact SDHCdocketinfo@sdhc.org or (619) 578-7550. Internet access to agendas and reports is available at <https://www.sdhc.org/governance-legislative-affairs/sdhc-board-of-commissioners/meetings/>

ITEMS

10 CALL TO ORDER

20 NON-AGENDA PUBLIC COMMENT

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

30 COMMISSIONER COMMENTS

40 REPORT BY THE INTERIM PRESIDENT & CHIEF EXECUTIVE OFFICER

50 APPROVAL OF THE MINUTES

September 16, 2022, Special Meeting [Minutes](#)

September 20, 2022, Special Meeting [Minutes](#)

ADOPTION AGENDA

All of the 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.



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ITEM 100 **[HCR22-110](#)** **[Lease Approval for Latinos y Latinas en Accion, a 501\(c\)\(3\) nonprofit, at Courtyard Apartments](#)**

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

- 1) Approve a lease agreement extension option with Latinos y Latinas en Accion (Latinos y Latinas) for a period of three years under the original terms of the lease executed August 1, 2022, to occupy the commercial space located at 4389 El Cajon Blvd., San Diego, CA 92105.
- 2) Authorize the President and Chief Executive Officer (President & CEO), or designee, to execute all lease 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.

ITEM 101 **[HCR22-100](#)** **[Loan Recommendation, Preliminary Bond Authorization, and Tax Equity and Fiscal Responsibility Act \(TEFRA\) Hearing for 13th & Broadway](#)**

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 Recommendation No. 1.

Preliminary Bond Authorization and Tax Equity and Fiscal Responsibility Act (TEFRA) hearings are scheduled to be heard by the San Diego Housing Commission (Housing Commission) Board of Commissioners on October 13, 2022, 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 the Housing Commission's President & Chief Executive Officer, or designee, within seven days of the date of this notice.

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

- 1) Approve a Housing Commission residual receipts loan in an amount not to exceed \$8,000,000 to 13th & Broadway CIC, LP, a California limited partnership created to finance the proposed acquisition and new construction of 13th & Broadway at 1320 Broadway, which will provide 270 rental housing units that will remain affordable for 55 years for individuals experiencing literal and chronic homelessness, veterans experiencing



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homelessness, and individuals with income of 25 percent to 50 percent of San Diego's Area Median Income (AMI), and three unrestricted manager's units.

The Housing Commission'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 Housing Commission's General Counsel's approval.

- 2) Authorize the Housing Commission's President and Chief Executive Officer (President & 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 \$8,000,000 maximum Housing Commission loan amount may not increase; and
 - c. Substitute approved funding sources with any other available funds as deemed appropriate, contingent upon budget availability, and further authorize the President & CEO, or designee, to take such actions as are necessary, convenient, and/or appropriate to implement this approval and delegation of authority by the Housing Commission upon advice of the General Counsel.
- 3) Approve the following steps to issue up to \$73,000,000 of Housing Authority of the City of San Diego tax-exempt Multifamily Housing Revenue Bonds and \$14,944,270 of taxable bonds for 13th and Broadway:
 - a. Issue a bond inducement resolution (Declaration of Official Intent) for up to \$73,000,000 in tax-exempt Multifamily Housing Revenue Bonds for the acquisition and new construction of 13th & Broadway by 13th & Broadway CIC, LP;
 - 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 \$73,000,000 for 13th & Broadway; and
 - c. Approve the bond financing team of Orrick, Herrington & Sutcliffe LLP as Bond Counsel and Ross Financial as Bond Financial Advisor.
- 4) Authorize the Housing Commission's President & 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.



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- 5) Hold a Tax Equity and Fiscal Responsibility Act (TEFRA) public hearing, and adopt a resolution approving the issuance of tax-exempt Multifamily Housing Revenue Bonds in an amount up to \$73,000,000 to facilitate acquisition and new construction of 13th & Broadway.

ITEM 102 [HCR22-111](#) [Cortez Hill Apartments Final Bond Authorization and Tax, Equity and Fiscal Responsibility Act \(TEFRA\) Hearing and Resolution](#)

A Tax Equity and Fiscal Responsibility Act (TEFRA) hearing is scheduled to be heard by the San Diego Housing Commission (Housing Commission) Board of Commissioners on October 13, 2022, 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 this hearing not take place and instead be heard by the Housing Authority and City Council by giving notice to the Housing Commission’s President & Chief Executive Officer, or designee, within seven days of the date of this notice.

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

Housing Commission Board

- 1) Hold a Tax Equity and Fiscal Responsibility Act (TEFRA) public hearing approving the Housing Authority’s issuance of a tax-exempt Multifamily Housing Revenue Bond in an amount not to exceed \$19,305,000 to fund Beech Street Housing Associates LP’s construction of Cortez Hill, a new affordable rental housing development at 915 Beech Street, which will consist of 87 units that will remain affordable for 55 years for people with low income, selected from the Housing Commission’s Project-Based Housing Vouchers (PBV) waiting list for those earning between 30 percent to 40 percent of the San Diego Area Median Income (AMI), and one unrestricted manager unit.

Housing Authority

- 1) Authorize the issuance of a tax-exempt Multifamily Housing Revenue Bond in an aggregate amount not to exceed \$19,305,000 of a tax-exempt bond and a taxable bond in an amount not to exceed \$13,000,000 to fund Beech Street Housing Associates LP’s acquisition and construction of the Cortez Hill Apartments (Cortez Hill), a new affordable rental housing development at 915 Beech Street in the Cortez Hill neighborhood in downtown San Diego, which will consist of 87 units that will remain affordable for 55 years for people experiencing chronic homelessness or with low income and selected from the Housing Commission’s Project-Based Housing Vouchers (PBV) waiting list, with income between



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30 percent to 40 percent of the San Diego Area Median Income (AMI), and one unrestricted manager unit.

- 2) Authorize the Housing Commission President & 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 of the Housing Authority and of the Housing Commission 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. Housing Commission staff will notify the Housing Authority and the City Attorney's Office about any subsequent amendments or modifications to the transaction, and other required documents, including amendments to any documents.

City Council

- 1) Adopt a TEFRA resolution approving the issuance of a tax-exempt Multifamily Housing Revenue Bond in an amount not to exceed \$19,305,000 to facilitate the development of Cortez Hill.

[ITEM 103 HCR22-115 Workshop & Discussion: Project-Based Housing Vouchers Overview](#)

No Action is Required on the Part of the Housing Commission

San Diego Housing Commission staff will present an informational workshop about the process for determining the availability of Project-Based Housing Vouchers (PBVs), project requirements and the competitive process for awarding these vouchers. PBVs are awarded to specific affordable rental housing developments to provide rental assistance linked to their units. When a tenant moves on, the rental housing voucher remains with the affordable housing unit to help another household with low income or experiencing homelessness.

Adjournment

INFORMATIONAL REPORTS

- [HCR22-106 Status of Loan Portfolio – Fiscal Year 2022 Fourth Quarter](#)**
- [HCR22-027 Investment Report – 4th Quarter Fiscal Year 2022](#)**
- [HCR22-028 Fiscal Year 2022 Travel and Training Report](#)**
- [HCR22-050 July Reporting Update for City of San Diego's Storage Connect Center I](#)**
- [HCR22-051 July 2022 Reporting Update for the City of San Diego's Bridge Shelter Programs](#)**