



SAN DIEGO
HOUSING
COMMISSION

SPECIAL MEETING AGENDA

SAN DIEGO HOUSING COMMISSION
SPECIAL MEETING AGENDA
NOVEMBER 20, 2023, 11:00 A.M.
SMART CORNER
4TH FLOOR CONFERENCE ROOM
1122 BROADWAY
SAN DIEGO, CALIFORNIA 92101

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

The San Diego Housing Commission (Housing Commission) Board of Commissioners has resumed meeting 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.

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) Board of Commissioners (Board) on any subject in its area of responsibility that is not presently pending before the Housing Commission Board. Pursuant to the Brown Act, the Housing Commission Board can take no action.

30 COMMISSIONER COMMENTS

40 REPORT BY THE INTERIM PRESIDENT & CHIEF EXECUTIVE OFFICER



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50 APPROVAL OF THE MINUTES

October 13, 2023, Regular 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.

100 HCR23-126 2024 San Diego Housing Commission Board of Commissioners Meeting Schedule

That the San Diego Housing Commission (Housing Commission) Board of Commissioners (Board) approve the 2024 Housing Commission Board meeting schedule (Attachment 1), which includes 10 scheduled meetings.

101 HCR23-123 Award of Landscape and Irrigation Maintenance Services Contract

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

- 1) Approve an increase in the amount of \$193,856.60 to the current agreement with Naturescape Services, Inc. for \$250,000 for a maximum compensation amount of \$443,856.60 per year, with four one-year options to renew the agreement with a maximum annual compensation amount of \$443,856.60 to provide landscape and irrigation maintenance services at properties in the City of San Diego that the Housing Commission owns or manages. The contract term shall be for a one-year period, with four one-year renewal options based upon the needs of the Housing Commission.
- 2) Authorize the President and Chief Executive Officer (President & CEO), or designee, to substitute the funding sources and/or increase compensation by not more than 20 percent of the total annual agreement amount, or \$88,771.32 per year, for the proposed agreement, if necessary, without further action by the Housing Commission Board of Commissioners or 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.
- 3) Authorize the President & 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.



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102 HCR23-125 Award of Property Management Services Contract for Valley Vista Apartments

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 (Housing Commission) Board of Commissioners (Board) take the following actions:

- 1) Authorize the Housing Commission to enter into an agreement with Hyder & Company to provide property management services at Valley Vista Apartments at 1865 Hotel Circle South, which the Housing Commission owns, for a one-year term from January 1, 2024, through December 31, 2024, in the amount of \$1,070,402.20, with four one-year renewal options, based on the needs of the Housing Commission, with a 3 percent annual increase in the contracted management fee.
- 2) Authorize the President and Chief Executive Officer (President & CEO), or designee, to substitute the funding sources with other available funding sources and/or increase compensation by not more than 20% per year of the total annual agreement amount, if necessary, without further action by the Housing Commission Board of Commissioners or 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 be to the benefit of the Housing Commission and its mission.
- 3) Authorize the President & CEO, or designee, to execute all document 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.

103 HCR23-124 Award of Property Management Services Contract for Kearny Vista Apartments

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 (Housing Commission) Board of Commissioners (Board) take the following actions:

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- 1) Authorize the Housing Commission to enter into an agreement with Hyder & Company to provide property management services at Kearny Vista Apartments at 5400 Kearny Mesa Road, which the Housing Commission owns, for a one-year term from January 1, 2024, through December 31, 2024, in the amount of \$785,355.72, with four one-year renewal options, based on the needs of the Housing Commission, with a 3 percent annual increase in the contracted management fee.
- 2) Authorize the President & Chief Executive Officer (President & CEO), or designee, to substitute the funding sources with other available funding sources and/or increase compensation by not more than 20% per year of the total annual agreement amount, if necessary, without further action by the Housing Commission Board of Commissioners or 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 be to the benefit of the Housing Commission and its mission.
- 3) Authorize the President & CEO, or designee, to execute all document 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.

104 [HCR23-122 Resolution to Accept an Award of \\$45 Million from the State of California Housing and Community Development Infill Infrastructure Grant Catalytic Qualifying Infill Area \(IIGC\) Program](#)

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

- 1) Authorize the Housing Commission's President and Chief Executive Officer (President & CEO), or designee, to accept and disburse \$45 million from the State of California Department of Housing and Community Development Infill Infrastructure Grant Catalytic Qualifying Infill Area (IIGC) Program on behalf of the Housing Authority to the two projects that submitted applications as part of this funding, Palm City Transit Village & Transforming & Advancing South County Transit Communities (TASC) and 1350 Front Street.
- 2) Authorize the Housing Commission's President & CEO, or designee, to execute and deliver the Standard Agreement with the State of California Department of Housing and Community Development and 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. Housing Commission staff will notify the Housing Authority and the City Attorney's Office about any subsequent

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amendments or modifications to the documents, and other required documents, including amendments to any documents.

- 3) Adopt, approve and authorize the utilization of the State of California Department of Housing and Community Development IIGC program's resolution, which the State of California Department of Housing and Community Development requires, to accept an award of \$45 million from the HCD IIGC program.

105 HCR23-109 Fiscal Year 2023 Annual Comprehensive Financial Report (ACFR) and Single Audit Reports

That the San Diego Housing Commission (Housing Commission) Board of Commissioners (Board) accept and approve the Fiscal Year (FY) 2023 (July 1, 2022 – June 30, 2023) Annual Comprehensive Financial Report (ACFR) and Single Audit Reports prepared by CohnReznick LLP, an independent audit firm.

106 HCR23-118 Final Bond Authorization and Tax, Equity and Fiscal Responsibility Act Resolution for Casa Nueva, Formerly Known as Hacienda Townhomes

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

Housing Authority

- 1) Authorize the issuance of tax-exempt Multifamily Housing Revenue Bonds in an aggregate amount not to exceed \$12,968,761 to fund Casa Nueva II L.P.'s acquisition with rehabilitation of Casa Nueva, an existing affordable rental housing development formerly known as Hacienda Townhomes at 350 17th Street, San Diego, in the Downtown Community Planning Council/East Village neighborhood, which will consist of 51 affordable units that will remain affordable for 55 years for individuals and families earning between 30 percent to 60 percent of the San Diego Area Median Income (AMI) and one manager's unit.
- 2) Authorize the Housing Commission 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 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.

City Council

Adopt a Tax Equity and Fiscal Responsibility Act resolution approving the issuance of tax-exempt Multifamily Housing Revenue Bonds in an amount up to \$12,968,761 facilitate the development of Casa Nueva, an existing affordable rental housing development formerly known as

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Hacienda Townhomes at 350 17th Street, San Diego, in the Downtown Community Planning Council/East Village neighborhood, which will consist of 51 affordable units that will remain affordable for 55 years for individuals and families earning between 30 percent to 60 percent of the San Diego Area Median Income (AMI) and one manager's unit.

107 HCR23-119 Final Bond Authorization and Tax Equity and Fiscal Responsibility Act Resolution for 8th Avenue Family Housing

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 City Council of the City of San Diego (City Council) take the following actions:

Housing Authority

- 1) Authorize the issuance of tax-exempt Multifamily Housing Revenue Bonds in an aggregate amount not to exceed \$21,600,000 to fund Rise 8th Avenue L.P.'s acquisition with new construction of 8th Avenue Family Housing, a new affordable rental housing development at 3927-37 ½ 8th Avenue, San Diego, in the Hillcrest neighborhood of the Uptown Community Planning Area, which will consist of 79 rental housing units that will remain affordable for 55 years for individuals and families earning 30 percent to 50 percent of the San Diego Area Median Income (AMI), and one manager's unit.
- 2) Authorize the Housing Commission 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 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.

City Council

Adopt a Tax Equity and Fiscal Responsibility Act resolution approving the issuance of tax-exempt Multifamily Housing Revenue Bonds in an amount up to \$21,600,000 to facilitate the development of 8th Avenue Family Housing, a new affordable rental housing development at 3927-37 ½ 8th Avenue, San Diego, in the Hillcrest neighborhood of the Uptown Community Planning Area, which will consist of 79 rental housing units that will remain affordable for 55 years for individuals and families earning 30 percent to 50 percent of the San Diego Area Median Income (AMI), and one manager's unit.

108 HCR23-121 Authorization to accept \$16,850,000 in State of California (State) Homekey Program Funds, \$5,921,281 in City of San Diego funds, and \$5,921,281 in County of San Diego funds; to Amend the San Diego Housing Commission's Fiscal Year 2024 Budget in the Amount of \$28,692,56; to Expend \$28,692,562 to Support the Proposed Acquisition and Rehabilitation of the

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Ramada Inn Property at 3737-3747 Midway Drive; and Authorization to Acquire and Rehabilitate the Ramada Inn Property at 3737-3747 Midway Drive, to be known as Pacific Village

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

- 1) Authorize the Housing Commission to amend its Fiscal Year 2024 budget in the amount of \$16,850,000 in State of California (State) Homekey Program funds to support the proposed acquisition and rehabilitation of the Ramada Inn at 3737-3747 Midway Drive, San Diego, CA 92110, which will be known as Pacific Village and will consist of 62 affordable rental housing units for people experiencing homelessness with income up to 30 percent of San Diego's Area Median Income (AMI) and one manager's unit.
- 2) Authorize the Housing Commission to accept and expend \$16,850,000 in State Homekey Program funds, \$5,921,281 in City of San Diego funds, and \$5,921,281 in County of San Diego funds to support the proposed purchase and acquisition of the Ramada Inn at 3737-3747 Midway Drive, San Diego, CA 92110, which will be known as Pacific Village and will consist of 62 affordable rental housing units for people experiencing homelessness with income up to 80 percent of San Diego's Area Median Income (AMI) and one manager's unit.
- 3) Authorize the Housing Commission to acquire the Ramada Inn property, pursuant to that certain Purchase and Sale Agreement (PSA) for the Ramada Inn at 3737-3747 Midway Drive, San Diego CA, 92110, dated July 28, 2022, with the seller Anjali Enterprise LLC.
- 4) Authorize the Housing Commission's President and Chief Executive Officer (President & CEO), or designee, to take such actions and perform such acts as are necessary to acquire Ramada Inn at 3737-3747 Midway Drive, San Diego, CA 92110, a 36,154--square--foot property, for the price of \$11,623,000. Anjali Enterprise LLC shall provide clear fee simple title upon acquisition of the property.
- 5) Authorize the Housing Commission's President & CEO, or designee, to execute and record an affordability covenant against the Ramada Inn property, to be known as Pacific Village, for 55 years, with 62 units required to remain affordable for households with income at or below 30 percent of AMI. There will be one unrestricted manager's unit and one unrestricted unit designated as a service provider office for a total of 64 units at the property.
- 6) Authorize the Housing Commission to purchase the Ramada Inn property and complete all associated closing activities and costs, as well as remediation and upgrades to the property, utilizing \$16,850,000 in State Department of Housing and Community Development Homekey Program Round 3 (Homekey) Funds; \$5,921,281~~2~~ in City of San Diego HOME Investment Partnerships American Rescue Plan Program (HOME-ARP) funds; \$5,921,281~~2~~ in County of



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San Diego American Rescue Plan Act (ARPA) funds; and \$1,075,460 in a Deferred Developer Fee.

- 7) Authorize the Housing Commission's President & CEO, or designee, to substitute approved funding sources for the Ramada Inn property, to be known as Pacific Village, with any other available funds as deemed appropriate, including, without limitation, in the event the Homekey grant is delayed beyond the closing date of February 1, 2024, 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 these approvals, upon the advice of General Counsel.
 - 8) Authorize the Housing Commission's President & 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 upon the advice of General Counsel, to allow the Housing Commission to acquire the Ramada Inn property on terms and conditions described in this report, as approved by General Counsel of the Housing Commission. Housing Commission 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.
 - 9) Approve all budgets associated with the purchase and rehabilitation of the Ramada Inn property, to be known as Pacific Village. This includes the transfer and/or reallocation of funds between any and all funding use line items within the total approved development/project budget provided the total project/development budget amount after any and all transfers/reallocations does not exceed the previously approved budget total, in any instances when the operational need(s) arise and/or when such actions are to the benefit of the Housing Commission and its mission.
 - 10) Authorize the Housing Commission's President & CEO, or designee, to take such actions and perform such acts as necessary for the recruitment and hiring of staff for the ongoing operations of Pacific Village.
- 109 **HCR23-128 Authorization to Accept \$3,900,000 in State of California (State) Homekey Program Funds; to Amend the San Diego Housing Commission's Fiscal Year 2024 Budget in the Amount of \$3,900,000; to Expend \$3,900,000 in State Homekey Program Funds to Support the Proposed Acquisition and Development of Abbott Street Apartments; and to Amend and Restate or Terminate Previous Affordability Restrictions Recorded on the Property**

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



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- 1) Authorize the Housing Commission to amend its Fiscal Year 2024 budget in the amount of \$3,900,000 in State of California (State) Homekey Program funds to support the proposed development of Abbott Street Apartments at 2147 Abbott Street, San Diego, CA 92107 in Council District 2, which will consist of 13 affordable rental housing units for people experiencing chronic homelessness with income up to 30 percent of San Diego's Area Median Income.
- 2) Authorize the Housing Commission to accept and expend \$3,900,000 in State Homekey Program funds to support the proposed development of Abbott Street Apartments at 2147 Abbott Street, San Diego, CA 92107 in Council District 2, which will consist of 13 affordable rental housing units for people experiencing chronic homelessness with income up to 30 percent of San Diego's Area Median Income.
- 3) Authorize the Housing Commission's President and Chief Executive Officer (President & CEO), or designee, to amend and restate or terminate and replace the Housing Commission's existing restrictions and deed of trust on the Property, so that such restated or replacement restrictions comport to the transaction described in this report.
- 4) Authorize the Housing Commission's President and Chief Executive Officer (President & 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. Housing Commission 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.

110 [HCR23-110 Workshop & Discussion: Community Action Plan on Homelessness for the City of San Diego](#)

An informational report will be presented on the Community Action Plan on Homelessness for the City of San Diego. The San Diego City Council (City Council) unanimously accepted the Community Action Plan on Homelessness (Community Action Plan) on October 14, 2019. The Community Action Plan is a comprehensive, 10-year plan that builds on recent progress, lays out short-term achievable goals and serves as a guide for long-term success in addressing homelessness. This presentation will provide updates on progress to date and an overview of the updated analysis conducted to identify crisis response and housing needs in the continuing implementation of the Community Action Plan.

CLOSED SESSION

It is anticipated that the San Diego Housing Commission will convene in closed session on November 20, 2023, at 11:01 a.m. with the following agenda:



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- 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 LEGAL COUNSEL - EXISTING LITIGATION pursuant to subdivision (c) of section 54954.5 of the Government Code and pursuant to subdivision (d)(1) of section 54956.9:

Two (2) matters:

Black Men and Women United San Diego vs. San Diego Housing Commission, et. al.
San Diego Superior Court Case No. 37-2023-00047874-CU-CR-CTL

Counsel will discuss the litigation.

NAACP San Diego Branch and San Diego Tenants Union vs. San Diego Housing Commission, et. al.
San Diego Superior Court Case No. 37-2020-00003839-CU-WM-CTL
- V. Announcement of Actions Taken in Closed Session.
- VI. Adjournment.