



SAN DIEGO  
HOUSING  
COMMISSION

## REGULAR MEETING AGENDA

SAN DIEGO HOUSING COMMISSION  
REGULAR MEETING AGENDA  
NOVEMBER 22, 2024, 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](mailto: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](mailto: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 Departamento de Comunicaciones y Relaciones Gubernamentales de la Comisión de Vivienda al



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(619) 578-7550 (voz), (619) 398-2440 (TTY) o por email a [SDHCdocketinfo@sdhc.org](mailto: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](mailto: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](mailto: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](mailto: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.org](mailto:SDHCdocketinfo@sdhc.org)로 주택위원회의 커뮤니케이션 및 정부 관계 부서(Communications and Government Relations Division)로 연락해주시고. 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. «کمیسیون مسکن» ممکن است بتواند خدماتی برای ترجمه نظرات عمومی به انگلیسی ارائه دهد. برای درخواست خدمات ترجمه، با «بخش ارتباطات و روابط دولتی کمیسیون مسکن» به شماره (619) 578-7550 (صوتی)، (619) 2440-398 (TTY) یا از طریق آدرس ایمیل [SDHCdocketinfo@sdhc.org](mailto:SDHCdocketinfo@sdhc.org) تماس بگیرید. لطفاً درخواست خود را حداقل سه روز کاری قبل از تاریخ جلسه «اعضای هیئت کمیسیون مسکن» ارسال کنید. در راستای حداکثرسازی مشارکت عمومی، «کمیسیون مسکن» متعهد است به درخواست‌های ترجمه زبان سریعاً رسیدگی کند.



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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 (619) 578-7550 (صوتيًا) أو (619) 398-2440 (المراسلة النصية) أو عبر البريد الإلكتروني على [SDHCdocketinfo@sdhc.org](mailto: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 (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 PRESIDENT & CHIEF EXECUTIVE OFFICER**

### **50 APPROVAL OF THE MINUTES**

October 10, 2024, Special 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 [HCR24-084](#) [2025 San Diego Housing Commission Board of Commissioners Meeting Schedule](#)**

That the San Diego Housing Commission (Housing Commission) Board of Commissioners (Board) approve the 2025 Housing Commission Board meeting schedule (Attachment 1), which includes 10 scheduled meetings.

### **101 [HCR24-086](#) [Authorization to Amend Wells Fargo Foundation Grant Agreement](#)**

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

- 1) Authorize and direct the Housing Commission's President and Chief Executive Officer (President and CEO), or designee to:
  - a) Execute an amended Grant Agreement with the Wells Fargo Foundation in support of the Wealth Opportunities Realized through Homeownership (WORTH) Program that, among

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- other things, expressly states that benefits or services administered by the Housing Commission pursuant to that grant, as amended, do not use race, color, or national origin as a condition for receipt of those benefits or services.
- b) Reinstate the Housing Commission's Middle-Income First-Time Homebuyer Program and any other benefits or services in accordance with the Amended Grant Agreement.
  - c) Implement the Housing Commission's Middle-Income First-Time Homebuyer Program and any other benefits or services under the Amended Grant Agreement to ensure that no person shall be excluded from participating in, denied benefits of, or subjected to discrimination based on race, color, or national origin under that Program or any other benefits or services under the Amended Grant Agreement.
- 2) Authorize the Housing Commission's President and CEO, or designee to execute any and 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 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      [HCR24-056 Execution of a Purchase and Sale Agreement for Property at the Southeast Corner of Nimitz and Famosa Boulevards](#)**

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 Authority's Executive Director, or designee, to enter into a Purchase and Sale Agreement (PSA), on behalf of the Housing Authority, with Bridge Housing for a purchase price of \$1,340,000 and authorize the conveyance of the Housing Authority-owned property at the southeast corner of Nimitz and Famosa Boulevards to Bridge Housing, contingent upon satisfactory design of a project that shall consist of affordable rental housing units and an unrestricted manager's unit and upon the project receiving all necessary discretionary approvals, entitlements and environmental clearances from the City of San Diego.
- 2) Authorize the Housing Authority's Executive Director, 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. 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.

**103      [HCR24-080 Fiscal Year 2024 Annual Comprehensive Financial Report \(ACFR\) and Single Audit Reports](#)**

That the San Diego Housing Commission (Housing Commission) Board of Commissioners accept the Fiscal Year (FY) 2024 (July 1, 2023 – June 30, 2024) Annual Comprehensive Financial Report (ACFR) and Single Audit Reports prepared by CohnReznick LLP, an independent audit firm, and attached to this staff report.



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**104      [HCR24-085 Approval of the Contract between the San Diego Housing Commission and INFO LINE SAN DIEGO dba 2-1-1 San Diego to operate the HOUSING FIRST – SAN DIEGO Hotline](#)**

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 INFO LINE SAN DIEGO, dba 2-1-1 San Diego (2-1-1), to operate the Housing Commission's HOUSING FIRST – SAN DIEGO hotline for an initial seven-month term from November 1, 2024, through June 30, 2025, in an amount not to exceed \$177,042.25 with three one-year options to renew in the amount of \$303,501 per year.
- 2) Authorize the Housing Commission'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 the 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 Housing Commission 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.

**105      [HCR24-081 Approval of the Contract between the San Diego Housing Commission and TURN Behavioral Health Services to Operate the Interim Shelter Program at 4357 49th Street and 4450 Winona Avenue, San Diego, 92115](#)**

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 TURN Behavioral Health Services (BHS) to operate a 56-bed, non-congregate Interim Shelter at 4357 49<sup>th</sup> Street and 4450 Winona Avenue, San Diego 92115, for an initial six-month term from January 1, 2025, through June 30, 2025, in the amount of \$356,305 with four one-year options to renew in the amount of \$712, 610 per year.
- 2) Authorize the Housing Commission'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.

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- 3) Authorize the Housing Commission'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 Housing Commission 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.

**106      HCR24-082    Approval of an Operating Agreement between the San Diego Housing Commission and the San Diego Rescue Mission (SDRM) to Operate the South County Lighthouse Shelter Program at 2400 Euclid Ave., National City, CA 91950**

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 the San Diego Rescue Mission to operate a 37-bed, congregate shelter program at the South County Lighthouse located at 2400 Euclid Ave., National City, CA 91950, for an initial seven-month term from December 1, 2024, through June 30, 2024, in the amount of \$544,668 with four one-year options to renew in the amount of \$933,717 per year. Funding in Fiscal Year 2025 is anticipated to be City General Funds.
- 2) Authorize the Housing Commission'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 the Housing Commission'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 Housing Commission 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.

**107      HCR24-083    Approval of the Operating Agreement and Lease Agreement between the San Diego Housing Commission and Veterans Village of San Diego (VVSD) to Operate the City of San Diego Veterans Interim Shelter Program**

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 Vietnam Veterans of San Diego, dba Veterans Village of San Diego, (VVSD) to operate a 40-bed, semi-congregate Interim Shelter at 4141 Pacific Highway, San Diego, CA 92110, through a non-competitive process for an initial seven-month term from December 1, 2024, through June





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30, 2025, in the amount of \$602,202 with four one-year options to renew in the amount of \$1,032,346 per year. Funding in Fiscal Year 2025 is anticipated to be City General Funds.

- 2) Authorize the Housing Commission to enter into a license agreement and Memorandum of Understanding with VVSD to occupy residential and commercial spaces at 4141 Pacific Highway, San Diego, CA 92110, for an initial seven-month term from December 1, 2024, through June 30, 2025, with four on-year options to renew.
- 3) Authorize the Housing Commission's President & 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 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.
- 4) Authorize the Housing Commission's President & 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 Housing Commission Board or the Housing Authority, but only if and to the extent that funds are determined to be available for such purposes.

## **ADJOURNMENT**

## **INFORMATIONAL REPORTS**

- [HCR24-069 San Diego Housing Commission Semi-Annual Grant Report January 1, 2024, through June 30, 2024](#)  
[HCR24-075 Affordable Housing Preservation Ordinance](#)  
[HCR24-079 Fiscal Year 2024 Travel & Training Report](#)  
[HCR24-077 Status of Loan Portfolio – Fiscal Year 2024 Fourth Quarter](#)



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### **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.

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.





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## **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](mailto: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.

## **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/>