



REGULAR MEETING AGENDA

SAN DIEGO HOUSING COMMISSION
REGULAR MEETING AGENDA
MAY 10, 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.

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



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40 REPORT BY THE PRESIDENT & CHIEF EXECUTIVE OFFICER

50 APPROVAL OF THE MINUTES

April 12, 2024, 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 [HCR24-042 Fiscal Year 2025 Moving to Work Annual Plan Amendment Approval](#)

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

- 1) Approve the Fiscal Year (FY) 2025 Moving to Work (MTW) Annual Plan Amendment.
- 2) Authorize the President & 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.

101 [HCR24-040 Approval of the Operating Agreement between the San Diego Housing Commission and Father Joe’s Villages to operate the City of San Diego’s Day Center for Persons Experiencing Homelessness](#)

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).

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

- 1) Authorize the execution of a 12-month initial contract, with two one-year options to renew, with Father Joe’s Villages in the amount of \$914,235 to operate the Day Center for Persons Experiencing Homelessness at 299 17th St., San Diego, 92101, for the term of July 1, 2024, to June 30, 2025. The requested action is contingent on the City of San Diego making funds available through its annual fiscal year budgeting process and exercising the first of three one-year options to renew the Master Memorandum of Understanding between the City of San Diego and the Housing Commission for the administration of homelessness programs.



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- 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, are 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.

102 **[HCR24-052](#)** **[Authorization to accept \\$35,000,000 in State of California \(State\) Homekey Program Funds, \\$17,806,432 in City of San Diego HOME Investment Partnerships American Rescue Plan \(HOME-ARP\) funds, \\$17,806,432 in County of San Diego American Rescue Plan Act \(ARPA\) funds, and \\$1,100,000 in San Diego Regional Task Force on Homelessness funds; authorization to utilize \\$2,400,000 in Moving to Work \(MTW\) funds; authorization to expend \\$74,112,864 to support the proposed acquisition and rehabilitation of the Extended Stay America at 2087 Hotel Circle South; and authorization to acquire and rehabilitate the Extended Stay America at 2087 Hotel Circle South, to be known as Presidio Palms, all contingent upon the Housing Authority of the City of San Diego approving these proposed funding sources and uses in the San Diego Housing Commission's proposed Fiscal Year 2025 Budget](#)**

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 accept and expend \$35,000,000 in State Homekey Program funds, \$17,806,432 in City of San Diego HOME Investment Partnerships American Rescue Plan (HOME-ARP) funds, \$17,806,432 in County of San Diego American Rescue Plan Act (ARPA) funds, and \$1,100,000 in San Diego Regional Task Force on Homelessness funds and expend \$2,400,000 of Moving to Work (MTW) funds to support the proposed acquisition and rehabilitation of the Extended Stay America at 2087 Hotel Circle South, San Diego, CA 92108, which will be known as Presidio Palms and will consist of 161 affordable rental housing units for people experiencing homelessness with income up to 30 percent of San Diego's Area Median Income (AMI) and two manager's units. The proposed action is contingent upon the Housing Authority approving these proposed funding sources and uses in the Housing Commission's proposed Fiscal Year 2025 Budget.



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- 2) Authorize the Housing Commission to acquire the Extended Stay America property, pursuant to that certain Purchase and Sale Agreement (PSA) for the Extended Stay America at 2087 Hotel Circle South, San Diego CA, 92108, dated April 20, 2023, with the seller ESA P Portfolio LLC, a Delaware limited liability company. The proposed action is contingent upon the Housing Authority approving the proposed funding sources and uses for this purpose in the Housing Commission's proposed Fiscal Year 2025 Budget.
- 3) Authorize the Housing Commission's President and Chief Executive Officer (President and CEO), or designee, to take such actions and perform such acts as are necessary to acquire the Extended Stay America at 2087 Hotel Circle South, San Diego, CA 92108, a 68,709-square-foot building, for the price of \$57,000,000. ESA P Portfolio LLC shall provide clear fee simple title upon acquisition of the property. The proposed action is contingent upon the Housing Authority approving the proposed funding sources and uses for this purpose in the Housing Commission's proposed Fiscal Year 2025 Budget.
- 4) Authorize the Housing Commission's President and CEO, or designee, to execute and record an affordability covenant against the Extended Stay America property, to be known as Presidio Palms, for 55 years, with 161 units required to remain affordable for households experiencing homelessness with income at or below 30 percent of AMI. Of the 165 total units at acquisition, two units will be converted to use as unrestricted service provider offices, and two units will be utilized as property manager's units, for 163 total studio units.
- 5) Authorize the Housing Commission to purchase of the Extended Stay America property and complete all associated closing activities and pay all closing costs, as well as remediation and upgrades to the property, utilizing \$35,000,000 in State Department of Housing and Community Development Homekey Program Round 3 (Homekey) funds; \$17,806,432 in City of San Diego HOME Investment Partnerships American Rescue Plan (HOME-ARP) funds; \$17,806,432 in County of San Diego American Rescue Plan Act (ARPA) funds; \$1,100,000 in San Diego Regional Task Force on Homelessness funds, and \$2,400,000 in Moving to Work (MTW) funds. The proposed action is contingent upon the Housing Authority approving the proposed funding sources and uses for this purpose in the Housing Commission's proposed Fiscal Year 2025 Budget.
- 6) Authorize the Housing Commission's 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 upon the advice of General Counsel, to allow the Housing Commission to acquire the Extended Stay America 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.



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- 7) Approve all budgets associated with the purchase and rehabilitation of the Extended Stay America property, to be known as Presidio Palms. 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. The proposed action is contingent upon the Housing Authority approving the proposed funding sources and uses for this purpose in the Housing Commission's proposed Fiscal Year 2025 Budget.
- 8) 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 Presidio Palms. The proposed action is contingent upon the Housing Authority approving the proposed funding sources and uses for this purpose in the Housing Commission's proposed Fiscal Year 2025 Budget.

103 [HCR24-027 San Diego Housing Commission Proposed Fiscal Year 2025 Budget](#)

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) Approve the Housing Commission's proposed \$715 million Fiscal Year (FY) 2025 Budget (Attachment 1).
- 2) Delegate authority to the Housing Commission Board of Commissioners (Board) to approve amendments to the FY 2025 Budget for the following amounts, consistent with prior delegation of authority from the Housing Authority:
 - a. Line-item transfers not to exceed \$500,000 of budget authority that do not impact the overall size of the Housing Authority approved FY 2025 Budget;
 - b. Additional funding for the FY 2025 Budget resulting from applications submitted with the approval of the Housing Authority (per Housing Authority Resolution 1569); and
 - c. Additions from other sources, not to exceed \$500,000 on an individual basis, to the FY 2025 Budget.
- 3) Delegate authority to the Housing Commission's President and Chief Executive Officer to amend the FY 2025 Budget for amounts not to exceed \$250,000 consistent with policies, programs and activities approved by the Housing Commission and Housing Authority.

104 [HCR24-051 Workshop & Discussion: Kearny Vista Apartments](#)

An informational workshop will be presented regarding Kearny Vista apartments at 5414 Kearny Mesa Road, San Diego, 92111. The San Diego Housing Commission acquired this former extended-stay hotel property in November 2020 to create permanent affordable rental housing with supportive



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services, often referred to as permanent supportive housing, for some of the most vulnerable people experiencing homelessness in the City of San Diego. No action will be taken on this item.

105 [HCR24-046](#) [Workshop & Discussion: Low-income Housing Tax Credits](#)

An informational workshop will be presented regarding Low-income Housing Tax Credits as a source of financing for affordable housing developments. No action will be taken on this item.

CLOSED SESSION

It is anticipated that the San Diego Housing Commission will convene in closed session on Friday, May 10, 2024, at 9:00 a.m. with the following agenda:

- 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:

Californians for Equal Rights Foundation v. City of San Diego, Housing Authority of the City of San Diego and San Diego Housing Commission
U.S. District Court Case No. 24-CV-0484-MMA-MSB

Counsel will discuss the litigation.

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.
 - B. CONFERENCE WITH LABOR NEGOTIATORS pursuant to Government Code section 54957.6:

Agency Representatives: Lisa Jones, Jeff Davis, Suket Dayal, Michael McKenna, Tina



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Holmes, Charles B. Christensen and Joel Mason for the San Diego Housing Commission

Employee Organization: Service Employees International Union, Local 221, AFL-CIO

Counsel's Description of General Nature of Closed Session: Agency Representatives will seek direction from the Commission concerning labor negotiations.

- V. Announcement of Actions Taken in Closed Session.
- VI. Adjournment.