



SAN DIEGO  
HOUSING  
COMMISSION

## SPECIAL MEETING AGENDA

SAN DIEGO HOUSING COMMISSION  
SPECIAL MEETING AGENDA  
MAY 5, 2022, 9:00 A.M.  
VIDEO CONFERENCE  
SAN DIEGO, CALIFORNIA 92101

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

### **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 Housing Commission Board has determined meeting in person would present imminent risks to the health or safety of attendees. The San Diego City Council on April 26, 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**

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, please call the following toll-free number: **(833) 610-2513**. Wait until you are called upon to speak. Then state your name for the record and the item you are commenting on, and make your comments within



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the time allotted by the Housing Commission Board. When your time has ended, please hang up your call. If you wish to speak on other items on the Agenda or for other comment periods, please call back when those items or comment periods are introduced. Please monitor the meeting 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/>

### **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).

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 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/>



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**Assistance for the Disabled:** Agendas, reports and records are available in alternative formats upon request. Please contact [SDHCdocketinfo@sdhc.org](mailto: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](mailto: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**

April 1, 2022, Special Meeting [Minutes](#)

April 25, 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.*

**100 [HCR22-075 Designation and Identification of the San Diego Housing Commission’s Agency Representatives for Labor Negotiations](#)**

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

- 1) Pursuant to California Government Code sections 3505 and 54957.6(a) and other applicable state and local laws and regulations, the Housing Authority designates and identifies the following individuals as the Housing Commission’s labor representatives on the Management Team for negotiations with the Housing Commission’s recognized employee organization and



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authorizes these representatives to attend closed session meetings for the purpose of providing information to the Housing Authority related to meet and confer and receiving instruction from the Housing Authority, so that the Housing Commission's labor representatives may participate in meet and confer on behalf of the Housing Commission, taking Housing Authority-approved bargaining positions:

Jeff Davis, Interim President and Chief Executive Officer, San Diego Housing Commission

Suket Dayal, Executive Vice President of Business Administration, San Diego Housing Commission

Michael McKenna, Vice President of Human Resources, San Diego Housing Commission

Tina Holmes, Director of Human Resources, San Diego Housing Commission

Charles B. Christensen, General Counsel, San Diego Housing Commission

Joel Mason, General Counsel, San Diego Housing Commission

- 2) In accordance with California Government Code section 54954.5(f), the Housing Authority consents to the participation of an agent or designee for a specified designated representative if circumstances necessitate the absence of the specified designated representative; however, the name of the agent or designee must be announced at an open session meeting of the Housing Authority held prior to the closed session.
- 3) The Housing Authority authorizes the following Housing Commission labor representatives to execute tentative agreements and memoranda of understanding reached in meet and confer, and to present all tentative agreements and memoranda of understanding reached in meet and confer to the Housing Authority for final determination and approval by the Housing Authority as to policy and the Housing Authority General Counsel as to form or correctness:

Jeff Davis, Interim President and Chief Executive Officer, San Diego Housing Commission

Suket Dayal, Executive Vice President of Business Administration, San Diego Housing Commission

Michael McKenna, Vice President Human of Resources, San Diego Housing Commission

Tina Holmes, Director of Human Resources, San Diego Housing Commission



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Charles B. Christensen, General Counsel, San Diego Housing Commission

Joel Mason, General Counsel, San Diego Housing Commission

- 4) The Housing Authority designates the following individuals from the Office of the Independent Budget Analyst as representatives within the meaning of California Government Code section 54957.6(a) to attend closed session meetings of the Housing Authority and to serve in the capacity as observers at “meet and confer” sessions, but they are not designated as labor negotiators for the Housing Authority of the City of San Diego:

Charles Modica, Independent Budget Analyst

Lisa Byrne, Fiscal and Policy Analyst, Office of the Independent Budget Analyst

Jillian Kisse, Fiscal and Policy Analyst, Office of the Independent Budget Analyst

- 5) The Housing Authority designates the following individuals from the Office of the General Counsel of the Housing Authority of the City of San Diego as representatives within the meaning of California Government Code section 54957.6(a) to attend closed session meetings of the Housing Authority; to perform legal work, as required by applicable law, and to serve in the capacity as observers at “meet and confer” sessions, but they are not designated as members of the Housing Commission’s labor representatives:

Mara W. Elliott, City Attorney, City Attorney’s Office and General Counsel, Housing Authority

Leslie Fitzgerald, Assistant City Attorney, City Attorney’s Office and Assistant General Counsel, Housing Authority

Jim McNeil, Assistant City Attorney, City Attorney’s Office and Assistant General Counsel, Housing Authority

Joan Dawson, Senior Deputy City Attorney, City Attorney’s Office and Senior Deputy General Counsel, Housing Authority



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**101**    **[HCR22-062](#)**    **[Administration of First-Time Homebuyer Program for Neighboring Cities in San Diego County](#)**

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

- 1) Authorize the Housing Commission’s Interim President and Chief Executive Officer (Interim President & CEO), or designee, to enter into agreements with the City of Chula Vista and the City of El Cajon for the administration of their respective First-Time Homebuyer Programs 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 in advance of approval for the designee to sign.
- 2) Authorize the Housing Commission’s Interim 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, are submitted to each Housing Commissioner in advance of approval for the designee to sign.

**102**    **[HCR22-061](#)**    **[Rapid Rehousing Programs Funded by the Homeless Housing, Assistance, and Prevention Program \(HHAP\)](#)**

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

- 1) Authorize the Housing Commission to enter into a one-year contract, using a Non-Competitive agreement under Procurement Policy 9.4, with People Assisting the Homeless (PATH) in the amount of \$346,667 to operate a rapid rehousing program for the term of July 1, 2022, to June 30, 2023, with one option to renew, funded by Homeless Housing, Assistance, and Prevention Program (HHAP), contingent on funding being made available for this purpose in the City of San Diego’s Fiscal Year 2023 budgeting process and the continuance or extension of any related Memorandum of Understanding (MOU) with the City of San Diego.
- 2) Authorize the Housing Commission to enter into a one-year contract, using a Non-Competitive agreement under Procurement Policy 9.4, with Home Start Inc. (Home Start) in the amount of \$274,444 to operate a rapid rehousing program for the term of July 1, 2022, to June 30, 2023, with one option to renew, funded by HHAP, contingent on funding being made available for this purpose in the City of San Diego’s Fiscal Year 2023 budgeting process and the continuance or extension of any related Memorandum of Understanding (MOU) with the City of San Diego.



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- 3) Authorize the Housing Commission to enter into a one-year contract, using a Non-Competitive agreement under Procurement Policy 9.4, with The Salvation Army in the amount of \$288,889 to operate a Rapid Rehousing program for the term of July 1, 2022, to June 30, 2023, with one option to renew, funded by HHAP, contingent on funding being made available for this purpose in the City of San Diego's Fiscal Year 2023 budgeting process and the continuance or extension of any related Memorandum of Understanding (MOU) with the City of San Diego.
- 4) Authorize the Interim President & CEO, or designee, to execute all necessary documents and instruments that are necessary and/or appropriate to implement these approvals, on terms and conditions approved by the President & CEO, or designee, upon the advice of and in a form 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 in advance of approval for the designee to sign.
- 5) Authorize the Interim President & CEO, or designee, to increase the amount of funding per operator agreement by no more than 20 percent of the approved budget and to substitute funding sources for each of the proposed agreements, if necessary, without further action by the Housing Commission Board, but only if and to the extent that funds are determined to be available for such purposes.

**103**    **[HCR22-059](#)**    **[Approval of the Sole Source Justification and Operating Agreement between the San Diego Housing Commission and People Assisting the Homeless \(PATH\) to Operate the City of San Diego Connections Housing Interim Shelter Program](#)**

*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)(B).*

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

- 1) Authorize the Housing Commission to enter into an agreement with People Assisting the Homeless (PATH) in the amount of \$1,044,993 for an initial term of July 1, 2022, through June 30, 2023, with four one-year options for renewal, contingent on funding being made available for that purpose and the continuance or extension of the Memorandum of Understanding (MOU) with the City of San Diego for oversight and administration of the City's Homeless Shelters and Services Programs (current term ends June 30, 2024), to provide interim shelter and services for persons experiencing homelessness at the City of San Diego's Connections Housing Interim Shelter Program at 1250 Sixth Ave., San Diego, CA 92101. The funding source for the initial operating term is expected to consist of City General Fund, Community Development Block Grant (CDBG) funds and Emergency Solution Grant



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(ESG) funds.

- 2) Authorize the Housing Commission's Interim President & Chief Executive Officer (Interim 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, are submitted to each Housing Commissioner in advance of approval for the designee to sign.
- 3) Authorize the Housing Commission's Interim 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.

**104**    **[HCR22-060](#)**    **[Approval of the Contract between the San Diego Housing Commission And San Diego Community College District to Operate the Homelessness Program for Engaged Educational Resources](#)**

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

- 1) Authorize the Housing Commission to enter into an agreement with the San Diego Community College District (SDCCD), using a non-competitive sole source process pursuant to Housing Commission Statement of Procurement Policy Section 9.4.2, in the amount of \$250,000 in City General Funds and \$187,553 in Housing Commission local funds, for a total of \$437,553 to operate the Homelessness Program for Engaged Educational Resources ( Homelessness PEER) for an initial term of July 1, 2022, through June 30, 2023, with two one-year options for renewal, contingent on funding being made available for this purpose.
- 2) Authorize the Housing Commission's Interim 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, are submitted to each Housing Commissioner in advance of approval for the designee to sign.
- 3) Authorize the 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, but only if and to the extent that funds are determined to be available for such purposes.





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105     **HCR22-068**     **Approval of the Contract between the San Diego Housing Commission and Alpha Project for the Homeless to operate the City of San Diego Sprung Structure Shelter located at 3851 Rosecrans St. San Diego, 92110**

*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)(B).*

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

- 1) Authorize the Housing Commission to enter into an agreement with Alpha Project for the Homeless (Alpha Project) in the amount of \$4,844,331 for an initial 13-month term from June 1, 2022, through June 30, 2023, with two one-year options for renewal, contingent on the City of San Diego making funds available for that purpose in its annual fiscal year budgeting process and the continuance or extension of the Memorandum of Understanding (MOU) with City of San Diego for oversight and administration of the Bridge Shelter programs, to provide shelter and services for persons experiencing homelessness at the City of San Diego's Sprung Structure Shelter at 3851 Rosecrans St., San Diego, 92110. The funding sources for the initial operating term are expected to consist of City of San Diego General Fund and Homeless Housing, Assistance, and Prevention Program (HHAP) funds.
- 2) Authorize the Housing Commission's Interim 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, are submitted to each Housing Commissioner in advance of approval for the designee to sign.
- 3) Authorize the Housing Commission's Interim 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.



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**106**    **[HCR22-069](#)**    **[Final Multifamily Revenue Note Authorization and Tax, Equity and Fiscal Responsibility Act \(TEFRA\) Resolution for Merge 56 Affordable Apartments](#)**

That the San Diego Housing Commission (Housing Commission) 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 Authority**

- 1) Authorize the issuance of a tax-exempt Housing Authority Multifamily Housing Revenue Note not to exceed \$16,000,000 and a taxable note not to exceed \$2,000,000 to fund Merge 56 Affordable, LP.'s construction of Merge 56 Affordable Apartments (Merge 56 Affordable), a new affordable rental housing development at 8201 Merge Avenue, San Diego, in the Torrey Highlands subarea community plan neighborhood, which will consist of 47 units that will remain affordable for 55 years for individuals and families earning 30 percent to 60 percent of San Diego's Area Median Income (AMI), including one restricted manager's unit.
  
- 2) Authorize the Housing Commission's Interim 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 Note Counsel, and to take such actions as are necessary, convenient, and/or appropriate to implement these approvals upon advice of both General Counsel and/or the Note 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**

Adopt a Tax Equity and Fiscal Responsibility Act (TEFRA) resolution approving the issuance of tax-exempt a Multifamily Housing Revenue Note in an amount not to exceed \$16,000,000 to facilitate the development of Merge 56 Affordable Apartments.

**107**    **[HCR22-071](#)**    **[Final Bond Authorization and Tax, Equity and Fiscal Responsibility Act \(TEFRA\) Hearing and Resolution for Levant Senior Cottages](#)**

That the San Diego Housing Commission (Housing Commission) 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:



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### **Housing Authority**

- 1) Authorize the issuance of tax-exempt Housing Authority Multifamily Housing Revenue Bonds in an amount not to exceed \$22,877,000 and taxable bonds in an amount not to exceed \$22,000,000 to fund Levant Senior Cottages LP's construction of Levant Senior Cottages (Levant Senior), a new affordable rental housing development at 6950 Levant Street in the Linda Vista neighborhood, which will consist of 126 units that will remain affordable for 55 years for seniors with low income, including 70 units for residents selected from the Housing Commission's Project-Based Housing Vouchers (PBV) waiting list, with income between 25 percent and 50 percent of the San Diego Area Median Income (AMI), and one unrestricted manager unit.
- 2) Authorize the Housing Commission's Interim 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) Hold a Tax Equity and Fiscal Responsibility Act (TEFRA) public hearing approving the Housing Authority's issuance of tax-exempt Multifamily Housing Revenue Bonds in an amount not to exceed \$22,877,000 to fund Levant Senior Cottages LP's construction of Levant Senior Cottages (Levant Senior), a new affordable rental housing development at 6950 Levant Street in the Linda Vista neighborhood, which will consist of 126 units that will remain affordable for 55 years for seniors with low income, including 70 units for residents selected from the Housing Commission's Project-Based Housing Vouchers (PBV) waiting list, with income between 25 percent and 50 percent of the San Diego Area Median Income (AMI), and one unrestricted manager unit.
- 2) Adopt a TEFRA resolution approving the issuance of tax-exempt Multifamily Housing Revenue Bonds in an amount not to exceed \$22,877,000 to facilitate the development of Levant Senior.

### **108 [HCR22-072](#) [Las Serenas Apartments Loan Refinance](#)**

***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)(B).***



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

- 1) Approve the proposed restructuring of the existing Housing Commission residual receipts loan, with a partial repayment from Community Housing Works (CHW) for the Las Serenas Apartments, in an amount not to exceed \$8,241,463 to Delta Village Housing Associates, L.P., a California limited partnership, to facilitate the refinance and renovations of Las Serenas Apartments, an affordable housing development at 4352 Delta Street, San Diego 92113, in the Southeastern San Diego Planning Group/Area, which consists of 13 units that will remain affordable for 55 years for households with income up to 50 percent of San Diego's Area Median Income (AMI) and 94 units that will remain affordable for 55 years for households with income up to 60 percent of AMI.
- 2) Authorize the Interim President and Chief Executive Officer (Interim President & CEO), or designee:
  - a. To execute any and all documents necessary 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 in advance of approval for the designee to sign;
  - b. To 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 \$8,241,463 maximum loan amount may not increase; and
  - c. To substitute approved funding sources with any other available funds as deemed appropriate, contingent upon budget availability, and further authorize the Interim 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.

109     [HCR22-074 Approval of a Revised Contingent Settlement of a Lawsuit between the San Diego Housing Commission and the Housing Authority of the City of San Diego \(the Plaintiffs\) and JSP Rancho Del Rio, L.P.; Orange County Superior Court Case No: 30-2017-00946945-CU-BC-CJC](#)

*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)(B).*



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

- 1) Approve a revised contingent settlement as set forth in the attached Settlement Agreement dated May 12, 2022, and proceed to collaborate with the City of San Diego's Real Estate Assets Department and the office of the City Attorney to process a potential sale of the property from the City of San Diego to JSP Rancho Del Rio, L.P. (the Sublessee), on terms determined by the City of San Diego.
- 2) Authorize the Interim President & CEO, or designee, to execute the settlement agreement, in substantial conformance with the Settlement Agreement attached to this report, in a final form as approved by the General Counsel of the San Diego Housing Commission and the General Counsel of the Housing Authority of the City of San Diego, provided that a copy of the document, signed as to form by General Counsel, is submitted to each Housing Commissioner in advance of approval for the designee to sign, if there are any substantial changes to the draft settlement agreement attached to this report.
- 3) Authorize the Interim President & CEO, or designee, to perform such acts as are necessary to implement these approvals.

**110 [HCR22-021](#) [San Diego Housing Commission Proposed Fiscal Year 2023 Budget](#)**

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

- 1) Approve the Housing Commission's proposed \$595 million Fiscal Year (FY) 2023 budget (Attachment 1).
- 2) Delegate authority to the Housing Commission to approve amendments to the FY 2023 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 2023 budget;
  - b. Additional funding for the FY 2023 budget resulting from applications submitted with the approval of the Housing Authority (per Housing Authority Resolution HA-1569); and
  - c. Additions from other sources, not to exceed \$500,000 on an individual basis, to the FY 2023 budget.



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- 3) Delegate authority to the Housing Commission's Interim President & Chief Executive Officer (Interim President & CEO) to amend the FY 2023 budget for amounts not to exceed \$250,000 consistent with policies, programs and activities approved by the Housing Commission and Housing Authority.

**111 [HCR22-077](#) [Workshop & Discussion: Homelessness Service Providers](#)**

An informational workshop will be presented regarding challenges the homelessness services sector is experiencing locally related to identifying, recruiting and retaining staff and initiatives the San Diego Housing Commission has been undertaking to support the sector in mitigating those challenges.

**CLOSED SESSION**

**It is anticipated that the San Diego Housing Commission will convene in closed session on Thursday, May 5, 2022, 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 LABOR NEGOTIATORS pursuant to Government Code section 54957.6:

Agency Representatives: Jeff Davis, Suket Dayal, Michael McKenna, Tina 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.



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B. CONFERENCE WITH REAL PROPERTY NEGOTIATIONS (§ 54956.8)

Property: Ramada Hotel (Sports Arena), 3747 Midway Drive, San Diego, CA 92110; APN 441-250-22-00

Agency Negotiation: Jeff Davis, Emily Jacobs, Buddy Bohrer, Charles B. Christensen; Walter Spath III

Negotiating Parties: K&A Motels

Under Negotiation: Instructions to Real Estate Negotiators will concern price and terms of payment.

C. CONFERENCE WITH LEGAL COUNSEL – Anticipated Litigation

Initiation of litigation pursuant to § 54956.9(c):  
(One Matter)

Statement by Counsel:

General Counsel will advise the Board in closed session of the potential need to initiate litigation and will seek direction from the Board.

V. Announcement of Actions Taken in Closed Session.

VI. Adjournment.

**INFORMATIONAL REPORTS**

[HCR22-042 February 2022 Reporting Update for City of San Diego's Storage Connect Center I](#)

[HCR22-043 February 2022 Reporting Update for the City of San Diego's Bridge Shelter Programs](#)