



SAN DIEGO
HOUSING
COMMISSION

REGULAR MEETING AGENDA

SAN DIEGO HOUSING COMMISSION
REGULAR MEETING AGENDA
JUNE 21, 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 Persons with Disabilities: 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

May 10, 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 [HCR24-058 Approval of the Award of Job Order Contracting Contracts](#)

Advance Notice of San Diego Housing Commission hearing of the following matter has been provided to the Housing Authority Members in accordance with the terms and 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 President and Chief Executive Officer (President and CEO), or designee, to enter into cooperative purchasing agreements with the contractors referenced within this report based upon procurements previously competitively bid and awarded by Sourcewell.
- 2) Approve the award of 16 separate Job Order Contracting (JOC) contracts that include an initial one-year term with four additional one-year contract renewal options to the following companies:
 - a) Grondin Construction Inc (General Construction) – SDHC JOC Contract # JOC-25-01
 - b) All Source Coatings Inc (General Construction) – SDHC JOC Contract # JOC-25-02
 - c) Pacific Building Group (General Construction) – SDHC JOC Contract # JOC-25-03
 - d) LDCo., Inc (General Construction) – SDHC JOC Contract # JOC-25-04
 - e) ABM Electrical and Lighting Solutions (Electrical) – SDHC JOC Contract # JOC-25-05
 - f) Express Energy Services Inc (Electrical) – SDHC JOC Contract # JOC-25-06
 - g) Harry H. Joh Construction Inc (Electrical) – SDHC JOC Contract # JOC-25-07
 - h) ABM Building Solutions, LLC (Mechanical/HVAC) – SDHC JOC Contract # JOC-25-08
 - i) Harry H. Joh Construction Inc (Mechanical/HVAC) – SDHC JOC Contract # JOC-25-09
 - j) Horizons Construction Company Int'l Inc (Paving) – SDHC JOC Contract # JOC-25-10
 - k) Rite-Way Roof Corporation (Roofing/Waterproofing) – SDHC JOC Contract # JOC-25-11
 - l) All Source Tile Inc (Flooring) – SDHC JOC Contract # JOC-25-12
 - m) All Source Coatings Inc (Painting) – SDHC JOC Contract # JOC-25-13
 - n) Grondin Construction Inc (Painting) – SDHC JOC Contract # JOC-25-14
 - o) Horizons Construction Company Int'l Inc (Plumbing) – SDHC JOC Contract # JOC-25-15



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- p) Alco Building Solutions (Solar) – SDHC JOC Contract # JOC-25-16
- 3) Authorize the President and CEO, or designee, to substitute the identified contract funding sources with other available funding sources as long as the total activity budget amount after substitution does not exceed the total approved budget, should the operational need arise or should actions be to the benefit of the Housing Commission and its mission.
- 4) Authorize the President and CEO, or designee, to execute all documents and instruments 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.

101 [HCR24-048 2024-2025 Procurement of General Liability Insurance Coverage](#)

That the San Diego Housing Commission (Housing Commission) Board of Commissioners (Board) approve the procurement and binding of general liability insurance coverage from Housing Authority Risk Retention Group, Inc., (HARRG) in an amount not to exceed \$316,551 plus a 5 percent contingency reserve with effective dates of July 1, 2024, to July 1, 2025.

102 [HCR24-050 Action to Amend San Diego Housing Commission Statement of Procurement Policy \(PO-PUR-373.01\)](#)

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) Adopt the amendments to the Housing Commission’s Statement of Procurement Policy, PO-PUR-373.01, as described in this report and shown in Attachment 1.
- 2) Authorize the Housing Commission’s President and Chief Executive Officer (President and CEO), or designee, to execute the approved amended Statement of Procurement Policy, PO-PUR-373.01, in a form and format approved by General Counsel, and to take such actions necessary and 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 [HCR24-061 Amendment to the Agreement with the Harvey Family Foundation for the Landlord Housing Restoration Assistance Program](#)

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

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- 1) Authorize an amendment to the Housing Commission's contract with the Harvey Family Foundation to increase the maximum allowable compensation in the amount of \$412,500 for a maximum total compensation amount of \$660,000 for the term of June 12, 2024, through July 30, 2025, to administer the Landlord Housing Restoration Assistance Program and provide assistance services, as described in this report, to property owners in the City of San Diego impacted by the January 22, 2024, floods to complete repairs to restore their properties to make them habitable and available for rent to City of San Diego families displaced from their homes by the January 22, 2024, floods.
- 2) Authorize the President and Chief Executive Officer (President and CEO), or designee, to substitute the funding sources with other available funding sources so long as the total program/project budget amount after substitution does not exceed the approved total budget, and to increase compensation by not more than 50 percent of the total agreement amount, if necessary, should the operational need arise based on the state of emergency and subject to funding availability, without further action by the Housing Commission Board.
- 3) Authorize the President and 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.

104 [HCR24-053 Loan Recommendation for Rose Creek Village](#)

Advance notice of San Diego Housing Commission hearing of the following matter has been provided to the Housing Authority Members in accordance with the terms and provisions of San Diego Municipal Code Section 98.0301(e)(4)(A)-(B) for Staff Recommendations No. 1.

STAFF RECOMMENDATIONS

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

- 1) Approve a proposed residual receipts loan in an amount not to exceed \$2,000,000 to Rose Creek Village LP, a California limited partnership, to facilitate the acquisition and new construction of Rose Creek Village, a transit-oriented development at 2662 Garnet Avenue in the Pacific Beach neighborhood of San Diego, which will consist of 59 rental housing units that will remain affordable for 55 years for persons with income from 30 percent to 60 percent of San Diego's Area Median Income (AMI), of which 18 units will be permanent supportive housing with Veterans Affairs Supportive Housing (VASH) vouchers for veterans experiencing homelessness. There will also be one unrestricted manager's unit.

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The Housing Commission's proposed loan will be contingent upon the developer receiving all necessary third-party funding commitments as described in this report. Such third-party funding commitments will be subject to the Housing Commission General Counsel's approval.

- 2) Authorize the President and Chief Executive Officer (President and 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.
 - 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 \$2,000,000 maximum loan amount may not increase.
 - c. To substitute approved funding sources with any other available funds as deemed appropriate, contingent upon budget availability, and further authorize the President and 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.

105 [HCR24-054 Loan Recommendation for Market Street Apartments](#)

Advance notice of San Diego Housing Commission hearing of the following matter has been provided to the Housing Authority Members pursuant to the provisions of San Diego Municipal Code Section 98.0301(e)(4)(A)-(B) for Staff Recommendation No. 1.

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

- 1) Approve a proposed residual receipts loan in an amount not to exceed \$4,000,000 to a to-be-formed limited partnership to facilitate the acquisition and new construction of Market Street Apartments at 4588 Market Street in the Chollas Valley neighborhood of San Diego, which will consist of 137 rental housing units that will remain affordable for 55 years for seniors (aged 55 and older) with income of 30 percent to 60 percent of San Diego's Area Median Income (AMI) and one unrestricted manager's unit.

The Housing Commission's proposed loan will be contingent upon the developer receiving all necessary third-party funding commitments as described in this report. Such third-party funding commitments will be subject to the Housing Commission's General Counsel's approval.

- 2) Authorize the Housing Commission's President and Chief Executive Officer (President and CEO), or designee, to:
 - a) Execute all necessary documents and instruments to effectuate the transaction and implement the project, in a form approved by the General Counsel, and to take such actions as are necessary, convenient, and/or appropriate to implement the approvals upon



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- advice of the General Counsel, provided that a copy of the documents, signed as to form by General Counsel, is submitted to each Housing Commissioner.
- b) Adjust financing terms/conditions, as necessary, for consistency with requirements of other funding sources or to accommodate market changes that may occur, provided that the proposed \$4,000,000 maximum Housing Commission loan amount may not increase.
 - c) Substitute approved funding sources with any other available funds as deemed appropriate, contingent upon budget availability, and further authorize the President and CEO, or designee, to take such actions as are necessary, convenient and/or appropriate to implement these approvals and delegation of authority by the Housing Commission upon advice of the General Counsel.

106 HCR24-055 Loan Recommendation, Preliminary Bond Authorization, and Tax Equity and Fiscal Responsibility Act (TEFRA) Hearing for Hillcrest Hall

Advance notice of San Diego Housing Commission hearing of the following matter has been provided to the Housing Authority Members in accordance with the terms and provisions of San Diego Municipal Code Section 98.0301(e)(4)(A)-(B) for Staff Recommendation No. 1.

Preliminary Bond Authorization and Tax Equity and Fiscal Responsibility Act (TEFRA) hearings are scheduled to be heard by the San Diego Housing Commission (Housing Commission) Board of Commissioners on June 21, 2024, at 9 a.m. Any two members of the Housing Authority of the City of San Diego (Housing Authority) or San Diego City Council (City Council) may request that these hearings not take place and instead be heard by the Housing Authority and City Council by giving notice to the Housing Commission's President and Chief Executive Officer, or designee, within seven days of the date of this notice.

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

- 1) Approve a Housing Commission residual receipts loan in an amount not to exceed \$5,000,000 to Hillcrest Hall LP, a California limited partnership, and take the initial steps to issue up to \$40,000,000 in Housing Authority of the City of San Diego tax-exempt Multifamily Housing Revenue Bonds and up to \$7,000,000 of taxable bonds to facilitate the acquisition and new construction of Hillcrest Hall at 1601-1607 University Avenue and 3843 Herbert Street in the Uptown Community Plan, which will consist of 97 rental housing units that will remain affordable for 55 years for families earning 30 percent to 60 percent of San Diego's Area Median Income (AMI) and one unrestricted manager's unit.

The Housing Commission's proposed loan will be contingent upon the developer receiving all necessary third-party funding commitments as described in this report. Such third-party funding commitments will be subject to the Housing Commission's General Counsel's approval.

- 2) Authorize the Housing Commission's President and Chief Executive Officer (President & CEO), or designee, to:

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- a. Execute all necessary documents and instruments to effectuate the transaction and implement the project, in a form approved by the General Counsel, and to take such actions as are necessary, convenient, and/or appropriate to implement the approvals upon advice of the General Counsel, provided that a copy of the documents, signed as to form by General Counsel, is submitted to each Housing Commissioner.
 - b. Adjust financing terms/conditions, as necessary, for consistency with requirements of other funding sources or to accommodate market changes that may occur, provided that the proposed \$5,000,000 maximum Housing Commission loan amount may not increase.
 - c. Substitute approved funding sources with any other available funds as deemed appropriate, contingent upon budget availability, and further authorize the President and CEO, or designee, to take such actions as are necessary, convenient, and/or appropriate to implement this approval and delegation of authority by the Housing Commission upon advice of the General Counsel.
- 3) Approve the following steps to issue up to \$40,000,000 of Housing Authority of the City of San Diego tax-exempt Multifamily Housing Revenue Bonds and \$7,000,000 of taxable bonds for Hillcrest Hall:
 - a. Issue a bond inducement resolution (Declaration of Official Intent) for up to \$40,000,000 in tax-exempt Multifamily Housing Revenue Bonds for the acquisition and new construction of Hillcrest Hall by Hillcrest Hall L.P.
 - b. Authorize an application (and subsequent applications if necessary) to the California Debt Limit Allocation Committee (CDLAC) for an allocation of authority to issue tax-exempt private activity bonds in an amount up to \$40,000,000 for Hillcrest Hall.
 - c. Approve the bond financing team of Jones Hall as Bond Counsel and CSG Advisors as Bond Financial Advisor.
- 4) Authorize the Housing Commission 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 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.
- 5) Hold a Tax Equity and Fiscal Responsibility Act (TEFRA) public hearing regarding the Housing Authority's issuance of tax-exempt Multifamily Housing Revenue Bonds in an amount up to \$40,000,000 to facilitate the acquisition and new construction of Hillcrest Hall.

107 [HCR24-051 Workshop: 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.

Closed Session

It is anticipated that the San Diego Housing Commission will convene in closed session on Friday, June 21, 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:

One (1) 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 and seek direction.
- V. Announcement of Actions Taken in Closed Session.

Adjournment