

**HOUSING AUTHORITY OF THE CITY OF SAN DIEGO
SPECIAL MEETING MINUTES
JULY 30, 2024
CITY COUNCIL CHAMBERS – 12TH FLOOR**

ATTENDANCE

Present:

Council President Sean Elo-Rivera, District 9
Council President Pro Tem Joe LaCava, District 1
Councilmember Jennifer Campbell, District 2
Councilmember Stephen Whitburn, District 3
Councilmember Henry Foster III, District 4
Councilmember Marni von Wilpert, District 5
Councilmember Kent Lee, District 6
Councilmember Raul Campillo, District 7

Not present:

Councilmember Vivian Moreno, District 8

The Special Meeting of the Housing Authority of the City of San Diego was called to order at 1:37 p.m.

DISCUSSION AGENDA

Item 1: Informational Report from the Housing Authority Executive Director

Lisa Jones, Executive Director, Housing Authority of the City of San Diego, presented an update on key programs, projects and agency initiatives.

Public testimony by Joy Sunyata, Lori Saldaña, Dr. Terry Hoskins, Katheryn Rhodes, Francine Maxwell, The Original, Blair Beekman, and Rachel Hayes.

Item 2: HAR24-010 Action to Amend San Diego Housing Commission Statement of Procurement Policy (PO-PUR-373.01)

Suket Dayal, Executive Vice President of Business Administration and Chief Financial Officer, and George Williams, Director, Procurement Operations, San Diego Housing Commission, presented the request for approval.

Public testimony by Joy Sunyata, The Original and Rachel Hayes.

Motion by Council President Elo-Rivera to approve the staff recommendations. Seconded by Council President Pro Tem LaCava, and passed by a vote of 7-1, with Councilmember von Wilpert voting no.

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

- 1) Adopt the amendments to the San Diego Housing Commission's (Housing Commission) Statement of Procurement Policy, PO-PUR-373.01, as described in this report and as provided in Attachment 1.

- 2) Authorize the Housing Commission's President and Chief Executive Officer (President and CEO), or designee, to self-certify the approved amended Statement of Procurement Policy, PO-PUR-373.01, pursuant to the United States Department of Housing and Urban Development's rules and regulations, in a form and format approved by General Counsel, and to take such actions necessary and appropriate to implement these approvals.

Item 3: HAR24-013 Loan Recommendation for Rose Creek Village

Jennifer Kreutter, Vice President, Multifamily Housing Finance, Real Estate Division, presented the request for approval.

Public testimony by Scott Shipman, Paul Krueger, Marcella, Lori Saldaña, Joy Sunyata, Al del Maestro, The Original, Blair Beekman, Rachel Hayes, Katheryn Rhodes, David, and John Werster.

Motion by Council President Elo-Rivera to approve the staff recommendations. Seconded by Councilmember Lee and passed by a vote of 6-2, with Council President Pro Tem La Cava and Councilmember Campillo and voting no.

That the Housing Authority of the City of San Diego (Housing Authority) take the following actions as described in this report:

- 1) Approve a proposed residual receipts loan from the San Diego Housing Commission (Housing Commission) 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.

The Housing Commission's proposed loan will be contingent upon Rose Creek Village LP 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. 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.
 - 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.

Council President Elo-Rivera adjourned the meeting of the Housing Authority at 2:54 p.m.

Adjournment