



SAN DIEGO  
HOUSING  
COMMISSION

## REGULAR MEETING AGENDA

SAN DIEGO HOUSING COMMISSION  
REGULAR MEETING AGENDA  
SEPTEMBER 15, 2023, 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 Johanna Hester  
Commissioner Kellee Hubbard  
Commissioner Antoine “Tony” Jackson  
Commissioner Melinda K. Vásquez

The San Diego Housing Commission (Housing Commission) Board of Commissioners has resumed meeting 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](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) 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 INTERIM PRESIDENT & CHIEF EXECUTIVE OFFICER



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**50      APPROVAL OF THE MINUTES**

July 21, 2023, Regular Meeting [Minutes](#)

July 21, 2023, Special Meeting [Minutes](#)

July 25, 2023, 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      HCR23-097    Amendment to Trash and Recycling Services Contract**

*Advance notice of San Diego Housing Commission (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) Approve the yearly increase of \$374,010.31 to the agreement for trash and recycling services with Allied Waste Systems, Inc., doing business as Republic Services of San Diego, for trash and recycling collection services. The yearly increase consists of \$218,620.08 to add organics, \$119,400.07 as a 20% contingency, and \$35,990.16 service changes for the Calle Primera and Alaquinas Drive properties. The total contract amount in the third and fourth option years will not exceed \$716,400.43 per year.
- 2) Approve an increase of \$37,819.36 in the Fiscal Year 2024 approved property expense budget.
- 3) Authorize the President and Chief Executive Officer (President & CEO), or designee, to substitute the funding sources with other available funding sources provided the total program/project budget amount after substitution does not exceed the approved total budget, should the operational need arise or should such actions be to the benefit of the Housing Commission and its mission.
- 4) Authorize the President & 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 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.



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**101      [HCR23-092 Proposed Revisions to the City of San Diego First-Time Homebuyer Program](#)**

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

**Housing Commission Board**

- 1) Approve three modifications to the City of San Diego First-Time Homebuyer Program's Deferred Loan Program:
  - a. Change the minimum required buyer down payment from 3 percent of the purchase price to a minimum of 1 percent of the purchase price.
  - b. Increase the maximum Debt-to-Income Ratio from 45 percent to up to 50 percent.
  - c. Increase the Housing Commission's First-Time Homebuyer deferred loan assistance from up to 22% to up to 25% of the purchase price of the property.
- 2) Authorize the President and 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.

**Housing Authority**

- 1) Approve the proposed amendments to the Housing Commission Policy PO-LM-600.101 Housing Program Lending Authority, as described in this report and shown in Attachments 1 and 2, to revise the policy to reflect program updates to address current housing market conditions and continue to assist individuals and families in purchasing their first home.
- 2) Authorize the Housing Commission's President & CEO, or designee, to execute the approved amended policy PO-LM-600.101 Housing Program Lending Authority, 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.



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**102      HCR23-104 Authorization to Accept the Distribution of State Budget Allocation of Grant Funds – University Avenue Densification Pilot and Multidisciplinary Outreach Program**

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

- 1) Find and determine that pursuant to Housing Authority of the City of San Diego (Housing Authority) Resolution HA-1569, the California State Budget funds allocated to the Housing Commission in the amount of \$2,000,000 for the University Avenue (Casa Colina Phase I) Densification Pilot Project and \$750,000 for the Multidisciplinary Outreach Team in the state Budget Act of 2023 (Assembly Bill 102) are consistent with the Housing Commission's mission and goals previously approved by the Housing Authority of San Diego, and therefore, these grants are subject to the provisions of Resolution HA-1569, which authorizes the Housing Commission's receipt and expenditure of the grant funds and to make any required revisions to the Housing Commission's budget.
- 2) Authorize the Housing Commission to accept and expend \$2,000,000 in grant funds that were allocated in the California State Budget through the California Department of Housing and Community Development (Department) in accordance with Assembly Bill 102 toward the University Avenue (Casa Colina Phase I) Densification Pilot Program, contingent upon receipt of the funds from the Department.
- 3) Authorize the Housing Commission to accept and expend \$750,000 in grant funds that were allocated in the California State Budget through the Department in accordance with Assembly Bill 102 toward the Multidisciplinary Outreach Program, contingent upon receipt of the funds from the Department.
- 4) Increase the Housing Commission's budgets for the University Avenue Densification Pilot Project by \$2,000,000 and the Multidisciplinary Outreach Program by \$750,000.
- 5) Authorize the Housing Commission's President and 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 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, are submitted to each Housing Commissioner.

**103      HCR23-098 Approve the San Diego Housing Commission's Calendar Year 2024 State and Federal Advocacy and Legislative Engagement Guide**

That the San Diego Housing Commission (Housing Commission) Board of Commissioners (Board) approve the Calendar Year 2024 State and Federal Advocacy and Legislative Engagement Guide.

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**104      [HCR23-096 Final Bond Authorization and Tax Equity and Fiscal Responsibility Act \(TEFRA\) Hearing and Resolution for Harrington Heights, Formerly Known as 13th & Broadway](#)**

*A Tax Equity and Fiscal Responsibility Act (TEFRA) hearing is scheduled to be heard by the San Diego Housing Commission (Housing Commission) Board of Commissioners on September 15, 2023, 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 this hearing not take place and instead be heard by the Housing Authority and City Council by giving notice to the Housing Commission's President & 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 and recommend that the Housing Authority of the City of San Diego (Housing Authority) and San Diego City Council (City Council) take the following actions:

**Housing Commission Board**

- 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 \$68,700,000 to fund 13th & Broadway CIC, LP's acquisition and new construction of Harrington Heights, a new affordable rental housing development at 1320 Broadway, San Diego, CA 92101, which will consist of 270 units that will remain affordable for 55 years for households with income of 25 percent to 50 percent of San Diego's Area Median Income (AMI). Of the 270 units, 65 will be set aside for individuals experiencing literal and chronic homelessness, 10 will be set aside for veterans experiencing homelessness, and 40 will be set aside for individuals with low income. There will be three unrestricted managers' units.

**Housing Authority**

- 1) Authorize the issuance of tax-exempt Multifamily Housing Revenue Bonds in an aggregate amount not to exceed \$68,700,000 and taxable bonds in an amount not to exceed \$37,000,000 to fund 13th & Broadway CIC, LP's acquisition and new construction of Harrington Heights, a new affordable rental housing development to be located at 1320 Broadway, San Diego, CA 92101, which will consist of 270 units that will remain affordable for 55 years for households with income of 25 percent to 50 percent of San Diego's Area Median Income (AMI). Of the 270 units, 65 will be set aside for individuals experiencing literal and chronic homelessness, 10 will be set aside for veterans experiencing homelessness, and 40 will be set aside for individuals with low income. There will be three unrestricted managers' units.
- 2) Authorize the Housing Commission President and Chief Executive Officer (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 of the Housing Authority and of the Housing Commission and the Bond Counsel, and to take such actions as are necessary,

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convenient, and/or appropriate to implement these approvals upon advice of the General Counsel and/or the Bond Counsel.

### **City Council**

- 1) Adopt a Tax Equity and Fiscal Responsibility Act (TEFRA) resolution approving the issuance of tax-exempt Multifamily Housing Revenue Bonds in an amount not to exceed \$68,700,000 to facilitate the development of Harrington Heights a new affordable rental housing development at 1320 Broadway, San Diego, CA 92101, which will consist of 270 units that will remain affordable for 55 years for households with income of 25 percent to 50 percent of San Diego's Area Median Income (AMI). Of the 270 units, 65 will be set aside for individuals experiencing literal and chronic homelessness, 10 will be set aside for veterans experiencing homelessness, and 40 will be set aside for individuals with low income. There will be three unrestricted managers' units.

### **105     HCR23-095   Final Bond Authorization and Tax Equity and Fiscal Responsibility Act Hearing and Resolution for Iris at San Ysidro Apartments**

*A Tax Equity and Fiscal Responsibility Act (TEFRA) hearing is scheduled to be heard by the San Diego Housing Commission (Housing Commission) Board of Commissioners on September 15, 2023, 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 this hearing not take place and instead be heard by the Housing Authority and City Council by giving notice to the Housing Commission's President & 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 and recommend that the Housing Authority of the City of San Diego (Housing Authority) and San Diego City Council (City Council) take the following actions:

### **Housing Commission Board**

- 1) Hold a Tax Equity and Fiscal Responsibility Act (TEFRA) public hearing approving the Housing Authority's issuance of a tax-exempt Multifamily Housing Revenue Bonds in an amount not to exceed \$31,500,000 to fund Iris at San Ysidro, LP's acquisition and new construction of Iris at San Ysidro, a new affordable rental housing development at 1663 Dairy Mart Road, San Ysidro, CA 92173, which will consist of 99 units that will remain affordable for 55 years for households with income of 25 percent to 60 percent of San Diego's Area Median Income (AMI), including 15 units through the County of San Diego's No Place Like Home program reserved for individuals with a serious mental illness who are at risk of homelessness or experiencing homelessness or chronic homelessness, and one unrestricted manager's unit.

### **Housing Authority**

- 1) Authorize the issuance of tax-exempt Multifamily Housing Revenue Bonds in an aggregate amount not to exceed \$31,500,000 and taxable bonds in an amount not to exceed \$9,000,000 to fund Iris at San Ysidro, LP's acquisition and new construction of Iris at San Ysidro, a new



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affordable rental housing development at 1663 Dairy Mart Road, San Ysidro, CA 92173, which will consist of 99 units that will remain affordable for 55 years for households with income of 25 percent to 60 percent of San Diego's Area Median Income (AMI), including 15 units through the County of San Diego's No Place Like Home program reserved for individuals with a serious mental illness who are at risk of homelessness or experiencing homelessness or chronic homelessness, and one unrestricted manager's unit.

- 2) Authorize the Housing Commission's President and Chief Executive Officer (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 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) Adopt a Tax Equity and Fiscal Responsibility Act resolution approving the issuance of tax-exempt Multifamily Housing Revenue Bonds in an amount not to exceed \$31,500,000 to facilitate the development of Iris at San Ysidro, a new affordable rental housing development at 1663 Dairy Mart Road, San Ysidro, CA 92173, which will consist of 99 units that will remain affordable for 55 years for households with income of 25 percent to 60 percent of San Diego's Area Median Income (AMI), including 15 units through the County of San Diego's No Place Like Home program reserved for individuals with a serious mental illness who are at risk of homelessness or experiencing homelessness or chronic homelessness,, and one unrestricted manager's unit.

#### 106      [HCR23-094 Final Bond Authorization and Tax Equity and Fiscal Responsibility Act \(TEFRA\) Hearing and Resolution for SkyLINE Apartments](#)

*A Tax Equity and Fiscal Responsibility Act (TEFRA) hearing is scheduled to be heard by the San Diego Housing Commission (Housing Commission) Board of Commissioners on September 15, 2023, 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 this hearing not take place and instead be heard by the Housing Authority and City Council by giving notice to the Housing Commission's President & Chief Executive Officer, or designee, within seven days of the date of this notice.*





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

### **Housing Commission**

- 1) Hold a Tax Equity and Fiscal Responsibility Act (TEFRA) public hearing approving the Housing Authority's issuance of a tax-exempt Multifamily Housing Revenue Bonds in an aggregate amount not to exceed \$42,476,918 to fund Bernardo Family Housing LP's construction of SkyLINE Apartments (SkyLINE), a new affordable rental housing development at 16785-16787 West Bernardo Drive in the Rancho Bernardo neighborhood, which will consist of 99 units that will remain affordable for 55 years for individuals and families earning 30 percent to 55 percent of the San Diego Area Median Income (AMI) and one manager's unit.

### **Housing Authority**

- 1) Authorize the issuance of tax-exempt Multifamily Housing Revenue Bonds in an aggregate amount not to exceed \$42,476,918 and taxable bonds in an amount not to exceed \$21,000,000 to fund Bernardo Family Housing LP's construction of SkyLINE Apartments (SkyLINE), a new affordable rental housing development at 16785-16787 West Bernardo Drive in the Rancho Bernardo neighborhood, which will consist of 99 units that will remain affordable for 55 years for individuals and families earning 30 percent to 55 percent of the San Diego Area Median Income (AMI) and one manager's unit.
- 2) Authorize the Housing Commission's President and Chief Executive Officer (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 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.

### **City Council**

- 1) Adopt a resolution approving the issuance of tax-exempt Multifamily Housing Revenue Bonds in an amount up to \$42,476,918 to facilitate the development of SkyLINE Apartments (SkyLINE), a new affordable rental housing development at 16785-16787 West Bernardo Drive in the Rancho Bernardo neighborhood, which will consist of 99 units that will remain affordable for 55 years for individuals and families earning 30 percent to 55 percent of the San Diego Area Median Income (AMI) and one manager's unit.





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### **CLOSED SESSION**

It is anticipated that the San Diego Housing Commission will convene in closed session on Friday, September 15, 2023, 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 – Anticipated Litigation  
  
Initiation of litigation pursuant to § 54956.9(c):  
(One Matter)  
  
Statement by Counsel:  
General Counsel will seek authorization to file a lawsuit to enforce the obligations under the terms of the Single-Room Occupancy (SRO) Ordinance.
- V. Announcement of Actions Taken in Closed Session.
- VI. Adjournment.

### **INFORMATIONAL REPORTS**

- [HCR23-077 City of San Diego Affordable Housing Fund Fiscal Year 2023 Annual Report](#)
- [HCR23-080 San Diego Housing Commission Semi-Annual Grant Report January 1, 2023, through June 30, 2023](#)
- [HCR23-089 Annual Insurance Report – Fiscal Year 2024](#)
- [HCR23-090 April and May 2023 Reporting Update for the City of San Diego’s Bridge Shelter Programs](#)
- [HCR23-091 April and May 2023 Reporting Update for City of San Diego’s Storage Connect Center I](#)
- [HCR23-100 Investment Report – Third Quarter Fiscal Year 2023](#)