

**HOUSING AUTHORITY OF THE  
CITY OF SAN DIEGO  
AGENDA FOR  
SPECIAL HOUSING AUTHORITY MEETING  
DECEMBER 13, 2023, AT 2:00 PM OR SOON THEREAFTER  
COUNCIL CHAMBERS: 12<sup>th</sup> FLOOR  
202 C STREET, SAN DIEGO, CA 92101**

Virtual Participation: <https://sandiego.zoomgov.com/j/1600982353>  
To join by telephone: Dial 1-669-254 5252 + input Webinar ID: 160 098 2353

**FURTHER INFORMATION ON HOW TO PARTICIPATE IN THIS MEETING IS FOUND AT  
THE END OF THE AGENDA**

**Joining the Webinar and Offering Phone-in Testimony**

Members of the public may participate in Housing Authority meetings in person or virtually using the Zoom Webinar platform. Members of the public can offer public comment on agendized items or during Non-Agenda Public Comment by accessing the meeting online using a desktop computer, laptop, tablet, or Smartphone, or by calling into the meeting using a Smartphone, cellular phone, or land line. **To raise your hand via a phone-in, please press \*9 and unmute when the Clerk calls on you by pressing \*6.** If you are participating via the webinar platform, please press the raise your hand icon and the unmute button when prompted.

**Please click the link below to join the webinar:**

**<https://sandiego.zoomgov.com/j/1600982353>**

**To join by telephone:** Dial 1-669-254-5252

When prompted, input **Webinar ID:** 160 098 2353

**LATE-ARRIVING MATERIALS**

Pursuant to the Brown Act, California Government Code Section 54957.5(b), late-arriving documents related to Housing Authority meeting agenda items which are distributed to the legislative body prior to and during the Council meeting are available for public review in the Office of the City Clerk, Information Services Counter in the Lobby of the City Administration Building, 202 C Street, San Diego, CA 92101. This relates to those documents received after the agenda is publicly noticed and during the 72 hours prior to the start of the meeting. Please note: Approximately one hour prior to the start of the Council Meeting, the documents will be available just outside Council Chambers in the lobby of the 12th floor of the City Administration Building in a binder labeled "Late Arriving Materials." Late-arriving materials received during the City Council meeting are available for review by making a verbal request of City Clerk staff located in Council Chambers.

**REQUESTS FOR ACCESSIBILITY MODIFICATIONS OR ACCOMMODATIONS**

As required by the Americans with Disabilities Act (ADA), requests for agenda information to be made available in alternative formats, and any requests for disability-related modifications or accommodations required to facilitate meeting participation, including requests for alternatives to observing meetings and offering public comment as noted above, may be made by contacting the City Clerk at (619) 533-4000 or [cityclerk@sandiego.gov](mailto:cityclerk@sandiego.gov). The City is committed to resolving accessibility requests swiftly in order to maximize accessibility.

Requests for translation services to offer public comment may be made by contacting the City Clerk at (619) 533-4000 or email to: [cityclerk@sandiego.gov](mailto:cityclerk@sandiego.gov). The City is committed to addressing language translation requests swiftly in order to maximize public participation. For more [information on how to participate and comment on an issue at Housing Authority meetings](#), [click this link](https://www.sandiego.gov/city-clerk/officialdocs/participate-council-meetings): <https://www.sandiego.gov/city-clerk/officialdocs/participate-council-meetings>

Las solicitudes de servicios de traducción para ofrecer comentarios públicos se deberán hacer poniéndose en contacto con la City Clerk al (619) 533-4000 o por correo electrónico a: [cityclerk@sandiego.gov](mailto:cityclerk@sandiego.gov). La ciudad se compromete a responder rápidamente a las solicitudes de traducción de idiomas con el fin de maximizar la participación del público. Para mayor información sobre cómo participar en la junta se puede encontrar en el siguiente enlace:

[https://www.sandiego.gov/sites/default/files/spanish\\_public\\_comment\\_instructions.pdf](https://www.sandiego.gov/sites/default/files/spanish_public_comment_instructions.pdf)

Upang kayo ay matulungan na maisalin sa wikang Ingles ang inyong mga puna, mungkahi, o komento para sa Bayan ng San Diego, maaari pong makipag-ugnayan sa City Clerk sa telepono (619-533-4000) o email ([cityclerk@sandiego.gov](mailto:cityclerk@sandiego.gov)). Hangad ng Pamahalaang Bayan ng San Diego ang inyong pakikilahok sa usapang pambayan at handa itong magbigay ng agarang tulong na kinakailangan sa pagsasaling-wika ng inyong mga komento.

Cần dịch vụ thông dịch để phát biểu ý kiến trước công chúng, xin hãy liên hệ với City Clerk (Thư Ký Thành Phố) theo số (619) 533-4000 hoặc email đến [cityclerk@sandiego.gov](mailto:cityclerk@sandiego.gov). Thành phố cam kết sẽ giải quyết các yêu cầu thông dịch một cách nhanh chóng để gia tăng sự tham dự của công chúng.

يمكن تقديم طلبات خدمات الترجمة لتقديم تعليقات عامة عن طريق الاتصال بكاتب المدينة على (619) 533-4000 أو [mailto: cityclerk@sandiego.gov](mailto:cityclerk@sandiego.gov) تلتزم المدينة بمعالجة طلبات الترجمة اللغوية بسرعة من أجل زيادة المشاركة العامة

パブリックコメントを要求するための翻訳サービス依頼は、市の書記（電話：619-533-4000またはメール：<mailto:cityclerk@sandiego.gov>）に連絡することによって行うことができます。市は、市民の参加を最大化するために、言語翻訳の依頼に対応することに取り組んでいます。

샌디에고 시에 의견을 보내시기 위해 번역 서비스가 필요하시면 시 서기 사무실 (619) 533-4000 또는 <mailto:cityclerk@sandiego.gov>로 연락주시기 바랍니다. 시는 대중의 참여를 극대화하기 위해 언어 번역 요청을 신속하게 처리하려고 최선을 다하고 있습니다.

為了鼓勵更多市民參與 '公眾意見'，市政府設定了快捷的中文翻譯服務。如你有任何關於 '公開意見' 想發表，請致電: (619) 533-4000，或電郵 [cityclerk@sandiego.gov](mailto:cityclerk@sandiego.gov) 我們會為你翻譯。

“ການຮ້ອງຂໍ ອໍ່ ບິ ລາການນາຍແປພາສາເພື່ອ ອສະເໜີ ອໍ່ ຄາຄິ ດເຫັ ນຕໍ່ ສາທາລະນະອາດສາມາດເຮັ ດໄດ້ ໂດຍການຕີ ດຕໍ່ ຫາ City Clerk ື່ ທ (619) 533-4000 ຫຼື ວິ ງອີ ເມວຫາ: [cityclerk@sandiego.gov](mailto:cityclerk@sandiego.gov). City ມີ ຄວາມມຸ່ ງມັ ັນທີ ອໍ່ ຈະແດງ ໄຂຄໍ າຮ້ອງຂໍ ໃຫ້ແປພາສາອ່ າງໄວເພື່ອ ອໃຫ້ປະຊາຊົນມີ ສ່ ວນສ່ ວມສູ ງສູ ດ.”

**NOTICE:** THE HOUSING AUTHORITY MAY TAKE ANY ACTION WITH RESPECT TO THE ITEMS INCLUDED ON THIS AGENDA. RECOMMENDATIONS MADE BY STAFF DO NOT LIMIT ACTIONS THAT THE HOUSING AUTHORITY MAY TAKE. MEMBERS OF THE PUBLIC SHOULD NOT RELY UPON THE RECOMMENDATIONS OF STAFF AS DETERMINATIVE OF THE ACTION THE HOUSING AUTHORITY MAY TAKE ON A PARTICULAR MATTER.

## **APPROVAL OF HOUSING AUTHORITY MINUTES**

November 13, 2023, Housing Authority Special Meeting [Minutes](#) and November 14, 2023, Housing Authority Special Meeting [Minutes](#).

## **DISCUSSION AGENDA**

### **Item 1: Informational Report from the Housing Authority Interim Executive Director**

The Interim Executive Director will present an update on key programs, projects and agency initiatives.

### **Item 2: [HAR23-024 Final Bond Authorization for Casa Nueva, Formerly Known as Hacienda Townhomes](#)**

#### ***City Council companion item***

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

- 1) Authorize the issuance of tax-exempt Multifamily Housing Revenue Bonds in an aggregate amount not to exceed \$12,968,761 to fund Casa Nueva II L.P.'s acquisition with rehabilitation of Casa Nueva, an existing affordable rental housing development formerly known as Hacienda Townhomes at 350 17<sup>th</sup> Street, San Diego, in the Downtown Community Planning Council/East Village neighborhood, which will consist of 51 affordable units that will remain affordable for 55 years for individuals and families earning between 30 percent to 60 percent of the San Diego Area Median Income (AMI) and one manager's unit.
- 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, convenient, and/or appropriate to implement these approvals upon advice of the General Counsel and/or the Bond Counsel.

### **Item 3: [HAR23-025 Final Bond Authorization for 8<sup>th</sup> Avenue Family Housing](#)**

#### ***City Council companion item***

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

- 1) Authorize the issuance of tax-exempt Multifamily Housing Revenue Bonds in an aggregate amount not to exceed \$21,600,000 to fund Rise 8<sup>th</sup> Avenue L.P.'s acquisition with new construction of 8<sup>th</sup> Avenue Family Housing, a new affordable rental housing development at 3927-37 ½ 8<sup>th</sup> Avenue, San Diego, in the Hillcrest neighborhood of the Uptown Community Planning Area, which will consist of 79 rental housing units that will remain affordable for 55 years for individuals and families earning 30 percent to 50 percent of the San Diego Area Median Income (AMI), and one manager's unit.
- 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, convenient, and/or appropriate to implement these approvals upon advice of the General Counsel and/or the Bond Counsel.

**Item 4: [HAR23-028 Resolution to Accept and Expend an Award of \\$45 Million from the State of California Housing and Community Development Infill Infrastructure Grant Catalytic Qualifying Infill Area \(IIGC\) Program](#)**

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

- 1) Authorize the San Diego Housing Commission (Housing Commission) to accept and expend an amount not to exceed \$45 million in California Department of Housing and Community Development (HCD) Infill Infrastructure Grant Catalytic (IIGC) Qualifying Infill Area Program grant funds on behalf of the Housing Authority for the two projects awarded funding: Palm City Transit Village & Transforming & Advancing South County Transit Communities (TASC) and 1350 Front Street.
- 2) Authorize the Housing Commission's President and Chief Executive Officer, or designee, to enter into, execute and deliver to HCD an STD 213 Standard Agreement and all documents and instruments required or deemed necessary or appropriate to secure the IIGC Qualifying Infill Area Program grant funds from HCD and to participate in the program, in a form approved by General Counsel, and to take such actions as are necessary and/or 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.

**Item 5: [HAR23-023 Approve the San Diego Housing Commission's Calendar Year 2024 State and Federal Advocacy and Legislative Engagement Guide](#)**

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

**Adjournment**

**How to Speak to a Particular Item or during Non-Agenda Public Comment:**

Members of the public shall be given the opportunity to address the Housing Authority. The Council President may determine the number of speakers on an agenda item or reduce the amount of time available to each speaker to appropriately manage the meeting and ensure the Housing Authority has time to consider all the agenda items. A member of the public may only provide one comment per agenda item.

**In-Person Comment on Agenda Items**

Each speaker must file a written request (speaker slip) with the City Clerk at the meeting at which the speaker wishes to speak indicating which item they wish to speak on. Speaker slips may not be turned in prior to the day of the meeting or after completion of in-person testimony. In-person testimony will conclude before virtual testimony begins.

Each person who wishes to address the Housing Authority shall approach the podium and state who they are representing if they represent an organization or another person.

For meeting management during the Minutes portion of the agenda, speakers will have one (1) minute per item and up to a maximum of three (3) minutes if there are three (3) or more items in that portion of the agenda.

For discussion and information items, each speaker may speak up to three minutes, subject to the Council President's determination of the time available for meeting management purposes, in addition to any time

ceded by other members of the public who are present at the meeting and have submitted a speaker slip ceding them time. These speaker slips should be submitted together at one time to the City Clerk. The Council President may also limit organized group presentations of five or more persons to 15 minutes or less.

### **Virtual Public Comment on Agenda Items**

Members of the public may participate virtually (by telephone or internet streaming) as indicated below. Speakers who wish to provide virtual public comment must enter the virtual queue by raising their virtual hands before the queue closes. The queue will close when the last virtual speaker finishes speaking or five minutes after in-person testimony ends, whichever happens first.

For meeting management during the Minutes portion of the agenda, speakers will have one (1) minute per item and up to a maximum of three (3) minutes if there are three (3) or more items in that portion of the agenda.

For discussion and information items, each speaker may speak up to three minutes, subject to the Council President's determination of the time available for meeting management purposes. Speakers participating virtually may not allocate their time to other speakers and may not share video or visual aids (i.e., pdf, ppt, docs) during their comment period.

**Quasi-Judicial Items.** Organized group presentations for quasi-judicial items will be allowed up to 15 minutes per side to speak either for or against an item for a total of 30 minutes. If more than one group on the same side requests an organized presentation, the 15 minutes will be divided between each group for that side. Please contact the Project Manager as listed as the primary contact on the staff report for that item to indicate your desire to present.

### **Non-Agenda Public Comment**

Every agenda for a regular Housing Authority meeting shall provide a period on the agenda for members of the public to address the Housing Authority on items of interest to the public that are not on the agenda but are within the jurisdiction of the Housing Authority. Non-Agenda Public Comment shall be subject to the exercise of the Council President's discretion for a given agenda.

In order to ensure that the Housing Authority has time to consider all agenda items, Non-Agenda Public Comment on particular issues and for each individual speaker will be as follows:

Each speaker will be limited to two minutes. Speakers may not allocate their time to other speakers. If there are eight or more speakers on a single issue, the maximum time for the issue will be 16 minutes. The order of speaking generally will be determined on a first-come, first-served basis, however, priority may be given to speakers who have not addressed the legislative body during Non-Agenda Public Comment at the last regularly scheduled Housing Authority meeting. A member of the public may only provide one non-agenda comment per agenda.

### **In-Person Non-Agenda Public Comment**

Each speaker who wishes to address the Housing Authority must file a written request (speaker slip) with the City Clerk at the meeting at which the speaker wishes to speak. Speaker slips may not be turned in prior to the meeting date or after completion of in-person testimony. In-person testimony shall conclude before virtual testimony begins.

Each person who wishes to address the Housing Authority shall approach the podium and state who they are representing if representing an organization or another person.

### **Virtual Non-Agenda Public Comment**

Speakers who wish to provide virtual Non-Agenda Public Comment must enter the virtual queue by raising their virtual hands before the queue closes. The queue will close when the last virtual speaker finishes speaking or five minutes after in-person testimony ends, whichever happens first. Those participating virtually may not share video or visual aids (i.e., pdf, ppt, docs) during their non-agenda comment period.

**Comment on Agenda Items and Non-Agenda Public Comment** may also be submitted using the [webform](#) indicating the comment type and item number (if relevant) for which you wish to submit your comment. Comments received by 8:00 AM the day of the meeting will be distributed to the Housing Authority and posted online with the meeting materials. All webform comments are limited to 500 words but may include attachments. Comments received after 8:00 AM the day of the meeting but before the item is called will be submitted into the written record for the relevant item.

**Written Materials.** Instead of submitting written materials as an attachment to the webform you may submit via U.S. Mail to the City Clerk's attention at 202 C Street, MS2A San Diego, CA 92101. Materials submitted via U.S. Mail must be received one business day prior to the meeting to be distributed to the Housing Authority. Comments received via U.S. Mail on the day of the meeting will be submitted into the written record for the relevant item.

The public may view the meetings on public television (within the City of San Diego only) on City TV Channel 24 for Cox Communications and Spectrum or Channel 99 for AT&T U-Verse, or [view the meetings online \(link is external\)](#)