



SAN DIEGO
HOUSING
COMMISSION

REGULAR MEETING AGENDA

**SAN DIEGO HOUSING COMMISSION
REGULAR MEETING AGENDA**

May 12, 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 Stefanie Benvenuto
Commissioner Johanna Hester
Commissioner Kellee Hubbard
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, (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

40 REPORT BY THE INTERIM PRESIDENT & CHIEF EXECUTIVE OFFICER



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50 APPROVAL OF THE MINUTES

April 6, 2023, Regular Meeting [Minutes](#)

April 20 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 [HCR23-063 Admissions and Continued Occupancy Policy Update for Public Housing](#)

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

- 1) Approve the revised Admissions and Continued Occupancy Policy for Public Housing (Attachment 1), pursuant to the authority delegated to the Housing Commission Board by the Housing Authority of the City of San Diego (Housing Authority) in Housing Authority Resolution HA-1036.
- 2) 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, is submitted to each Housing Commissioner.

101 [HCR23-060 Approval of an Amendment to San Diego Housing Commission Administrative Regulation 219.000 Regarding Retention of Real Estate Brokers, Operating Procedures for Brokers, and Peer or Desk Review of Appraisals](#)

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 action item No. 3 in Housing Authority Resolution No. HA-1938, which the Housing Authority approved on March 15, 2022.

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



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- 1) Authorize the Housing Commission to amend section 6.A.v of Administrative Regulation 219.000 regarding Retention of Real Estate Brokers; Operating Procedures for Brokers; and Peer or Desk Review of Appraisals, as detailed in this staff report and shown in Attachment 1.
- 2) Authorize the Housing Commission's President and Chief Executive Officer (President & CEO), or designee, to further alter the Housing Commission Administrative Regulation regarding Retention of Real Estate Brokers; Operating Procedures for Brokers; and Peer or Desk Review of Appraisals only to correct a typographical or clerical error or omission, with the written approval and concurrence of Housing Commission General Counsel, without further action by the Housing Commission Board or the Housing Authority of the City of San Diego (Housing Authority). Housing Commission staff will notify the Housing Authority and the City Attorney's Office about any subsequent amendments or modifications to the Housing Commission Administrative Regulation regarding Retention of Real Estate Brokers; Operating Procedures for Brokers; and Peer or Desk Review of Appraisals.

102 [HCR23-054 Approval of the Sole Source Justification and Fiscal Year 2024 Operating Agreement between the San Diego Housing Commission and People Assisting the Homeless to Provide System Navigation and Related Services at the Homelessness Response Center](#)

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

- 1) Authorize the Housing Commission to enter into an agreement with People Assisting the Homeless (PATH) in the amount of \$748,154 for an initial term of July 1, 2023, through June 30, 2024, with two one-year options to renew, contingent upon funding being made available for that purpose and the execution of a new or successor Memorandum of Understanding (MOU) with the City of San Diego for oversight and administration of the City's Homelessness Response Center (current MOU ends June 30, 2024), to provide system navigation and related services at the Homelessness Response Center at 1401 Imperial Avenue, San Diego, 92101, on terms and conditions as set forth in the operator agreement (Agreement). Funding for Fiscal Year (FY) 2024 is expected to consist of funds from the Low Moderate Income Housing Fund and City of San Diego General Fund, contingent on funds being made available for this purpose in the FY 2024 City of San Diego budgeting process.
- 2) 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 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.
- 3) Authorize the Housing Commission's President & CEO, or designee, to substitute funding



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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's Board of or the Housing Authority of the City of San Diego (Housing Authority) but only if and to the extent that funds are determined to be available for such purposes.

103 HCR23-057 Approval of the Sole Source Justification and Operating Agreement between the San Diego Housing Commission and Alpha Project for the Homeless to Operate the City of San Diego Bridge Shelter for Single Adults at 1535 Newton Avenue

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

- 1) Authorize the Housing Commission to enter into a non-competitive, sole source agreement under Procurement Policy Section 14.2 with Alpha Project for the Homeless (Alpha Project) in the amount of \$6,608,164 for a 12-month term from July 1, 2023, through June 30, 2024, with one one-year option for renewal, contingent on funding being available for that purpose and the approval of the Memorandum of Understanding (MOU) with the City of San Diego for oversight and administration of the City's Homeless Shelters and Services, to provide Bridge shelter and services for persons experiencing homelessness at the City of San Diego's Bridge Shelter at 1535 Newton Ave., San Diego, CA 92101. The funding source for the first operating term is expected to consist of Homeless Housing, Assistance and Prevention (HHAP) Program funds.
- 2) 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 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.
- 3) Authorize the Housing Commission's 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 of the City of San Diego (Housing Authority), but only if and to the extent that funds are determined to be available for such purposes.



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104 [HCR23-048](#) [Approval of an Operating Agreement between the San Diego Housing Commission and Alpha Project for the Homeless to Operate the City of San Diego Harm Reduction 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)(A)-(B).

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

- 1) Authorize the Housing Commission to enter into an agreement with Alpha Project for the Homeless in the amount of \$1,979,237 for an initial term of July 1, 2023, through June 30, 2024, with two one-year options for renewal, contingent upon 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 Harm Reduction Interim Shelter Program at 3220 Sports Arena Blvd., San Diego, 92110. The funding source for the initial operating term is the City of San Diego’s General Fund.
- 2) 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 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.
- 3) Authorize the Housing Commission’s 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 of the City of San Diego, but only if and to the extent that funds are determined to be available for such purposes.

105 [HCR23-052](#) [Approval of an Amendment to the Operating Agreement between the San Diego Housing Commission and Urban Street Angels to Operate the City of San Diego Interim Shelter Bed Program for Transition-Age Youth](#)

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).



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

- 1) Authorize the amendment of the existing non-competitive agreement under Procurement Policy 14.2 with Urban Street Angels to expand shelter capacity from 19 beds to 52 beds at the City of San Diego Interim Shelter Bed Program for Transition-Age Youth from July 1, 2023, through June 30, 2024, which will coincide with the execution of the first of the four one-year options to renew the agreement previously approved by the Housing Commission Board on September 20, 2022 (Report No. HCR22-107). The agreement requires an additional allocation of \$1,714,000, consisting of \$1,593,727 for operations and \$120,273 for one-time start-up costs to support the expansion. The ongoing annualized budget is \$2,118,716. The funding source in Fiscal Year 2024 is the City of San Diego General Fund and Homeless Housing, Assistance and Prevention (HHAP) Program funds.
- 2) 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 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.
- 3) Authorize the Housing Commission's 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.

106 [HCR23-021 San Diego Housing Commission Proposed Fiscal Year 2024 Budget](#)

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) Approve the San Diego Housing Commission's (Housing Commission) proposed \$595 million Fiscal Year (FY) 2024 Budget (Attachment 1).
- 2) Delegate authority to the Housing Commission Board of Commissioners (Board) to approve amendments to the FY 2024 Budget for the following amounts, consistent with prior delegation of authority from the Housing Authority:



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- 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 2024 Budget;
 - b. Additional funding for the FY 2024 Budget resulting from applications submitted with the approval of the Housing Authority (per Housing Authority Resolution 1569); and
 - c. Additions from other sources, not to exceed \$500,000 on an individual basis, to the FY 2024 Budget.
- 3) Delegate authority to the Housing Commission's President and Chief Executive Officer (Interim President & CEO) to amend the FY 2024 Budget for amounts not to exceed \$250,000 consistent with policies, programs and activities approved by the Housing Commission and Housing Authority.

107 [HCR23-058 Preliminary Bond Authorization and Tax Equity and Fiscal Responsibility Act \(TEFRA\) Hearing for 8th Avenue Family Housing](#)

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 May 12, 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 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 & 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 the following steps to issue up to \$24,000,000 in Housing Authority of the City of San Diego tax-exempt Multifamily Housing Revenue Bonds to facilitate the construction of a new affordable housing development at 3927-37 1/2 8th Avenue in the Hillcrest neighborhood of the Uptown Community Planning Area, which will consist of 79 units affordable for 55 years for individuals and families earning 30 percent to 50 percent of San Diego's Area Median Income (AMI) and one unrestricted manager's unit:
 - a. Issue a bond inducement resolution (Declaration of Official Intent) for up to \$24,000,000 in tax-exempt Multifamily Housing Revenue Bonds supporting the 8th Avenue Family Housing development by Rise 8th Ave LP, a California limited partnership;
 - 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 \$24,000,000 for Rise 8th Ave LP, a California limited partnership; and



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- c. Approve the financing team of Quint & Thimmig LLP as the Bond Counsel and Ross Financial Inc. as the Financial Advisor.
- 2) Authorize the Housing Commission's President and Chief Executive Officer (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 General Counsel and Bond Counsel and to take such actions as are necessary, convenient, and/or appropriate to implement these approvals upon advice of General Counsel and/or the Bond Counsel.
- 3) Hold a Tax Equity and Fiscal Responsibility Act (TEFRA) public hearing and adopt a resolution approving the issuance of tax-exempt Multifamily Housing Revenue Bonds in an amount up to \$24,000,000 to facilitate the development of 8th Avenue Family Housing.

108 [HCR23-064 Authorization to Apply for State of California Department of Housing and Community Development Homekey Program Grant Funds – 3737-3747 Midway Drive](#)

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

- 1) Authorize and direct the Housing Commission to submit an individual application to the State of California Department of Housing and Community Development (Department) Homekey Program for grant funds in an amount up to \$18,000,000 in accordance with the March 29, 2023, Notice of Funding Availability (NOFA) for the Homekey Program for the acquisition and rehabilitation of the Ramada Inn at 3737-3747 Midway Drive, San Diego, CA 92110, to be known as Pacific Village.
- 2) If the application is approved and the proposed project is subsequently approved by the Housing Authority of the City of San Diego, authorize and direct the Housing Commission to enter into, execute, and deliver a Standard Agreement in a total amount up to \$18,000,000 and any and all other documents required or deemed necessary or appropriate to secure Homekey Funds from the Department, and to participate in the Homekey Program, provided that a copy of the documents, signed as to form by General Counsel, are submitted to each Housing Commissioner.

The Housing Commission acknowledges and agrees that it shall be subject to the terms and conditions specified in the Standard Agreement, and that the NOFA and application will be incorporated in the Standard Agreement by reference and made a part thereof. Any and all activities, expenditures, information, and timelines represented in the application are enforceable through the Standard Agreement. Funds are to be used for the allowable expenditures and activities identified in the Standard Agreement.



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- 3) Authorize Jeff Davis, the Housing Commission’s Interim President & Chief Executive Officer, or designee, to execute the application and the Homekey Program documents on behalf of the Housing Commission.
- 4) 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 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.

109 [HCR23-065](#) [Authorization to Apply for State of California Department of Housing and Community Development Homekey Program Grant Funds – 2147 Abbott Street](#)

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

- 1) Authorize and direct the Housing Commission to submit a joint application with Wakeland Housing and Development Corporation (Wakeland) to the State of California Department of Housing and Community Development (Department) Homekey Program for grant funds in an amount up to \$5,000,000 in accordance with the March 29, 2023, Notice of Funding Availability (NOFA) for the Homekey Program for the acquisition and rehabilitation of a 13-unit multifamily housing property at 2147 Abbott Street, San Diego, CA 92107.
- 2) If the application is approved and the proposed project is subsequently approved by the Housing Authority of the City of San Diego, authorize and direct the Housing Commission to join Wakeland in entering into, executing, and delivering a Standard Funding Agreement with the Department in a total amount up to \$5,000,000 and any and all other documents required or deemed necessary or appropriate to secure Homekey Program funds from the Department, and to participate in the Homekey Program, provided that a copy of the documents, signed as to form by General Counsel, are submitted to each Housing Commissioner.

The Housing Commission acknowledges and agrees that it shall be subject to the terms and conditions specified in the Standard Agreement, and that the NOFA and application will be incorporated in the Standard Agreement by reference and made a part thereof. Any and all activities, expenditures, information, and timelines represented in the application are enforceable through the Standard Agreement. Funds are to be used for the allowable expenditures and activities identified in the Standard Agreement.



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- 3) Authorize Jeff Davis, the Housing Commission's Interim President & Chief Executive Officer, or designee, to execute the application and the Homekey Program documents on behalf of the Housing Commission and Wakeland for participation in the Homekey Program.
- 4) 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 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.

110 [HCR23-067](#) [Workshop & Discussion: San Diego Housing Commission Customer Experience Unit](#)

An informational workshop will be presented about the San Diego Housing Commission's Customer Experience Unit. No action will be taken on this item.

INFORMATIONAL REPORTS

[HCR23-050](#) [January 2023 Reporting Update for the City of San Diego's Bridge Shelter Programs](#)

[HCR23-051](#) [January 2023 Reporting Update for City of San Diego's Storage Connect Center I](#)