



SAN DIEGO
HOUSING
COMMISSION

REGULAR MEETING AGENDA

SAN DIEGO HOUSING COMMISSION
REGULAR MEETING AGENDA
JULY 21, 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, (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

June 15, 2023, Regular Meeting [Minutes](#)

June 15, 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 [HCR23-083](#) [Amendment to the Bylaws of Housing Development Partners of San Diego \(HDP\) and HDP Mason Housing Corporation](#)

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

- 1) Approve an amendment to Section 5.02(b)(3) of the bylaws of Housing Development Partners of San Diego (HDP), a Housing Commission nonprofit affiliate, to require that one of the “at large” seats on HDP’s Board of Directors be filled by a member of the Housing Authority of the City of San Diego, who will be appointed by the San Diego City Council President and Confirmed by the San Diego City Council.
- 2) Approve an amendment to Section 5.02(b)(3) of the bylaws of HDP Mason Housing Corporation (HDP Mason), a Housing Commission nonprofit affiliate, to require that one of the “at large” seats on HDP Mason’s Board of Directors be filled by a member of the Housing Authority of the City of San Diego, who will be appointed by the San Diego City Council President and Confirmed by the San Diego City Council.
- 3) 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 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 **[HCR23-086](#)** **[Ratification of the Amendment to Security Services Agreement HC-22-01 for Valley Vista Apartments](#)**

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

- 1) Ratify and approve the Third Amendment to increase the annual maximum contract amount with Invicta Security CA Corporation (Invicta) in the second, third, fourth and fifth contract years (August 1, 2022 – July 31, 2026) from \$193,718.40 per year to the approved budget amount of \$548,457.60 per year with a 20% contingency of \$109,691.52 for a total of \$658,149.12 per year for security services provided at the Housing Commission-owned Valley Vista Apartments at 1865 Hotel Circle South, San Diego, CA 92108.
- 2) Authorize the President and Chief Executive Officer (President & CEO), or designee, to substitute the funding sources with other available funding sources provided that the total program /project budget amount after substitution does not exceed the approved total budget, should the operational need arise or should actions be to the benefit of the Housing Commission and its mission.
- 3) 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 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

102 **[HCR23-081](#)** **[Parker Kier Ground Lease Renewal](#)**

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 Executive Vice President of Real Estate, or designee, to enter into a 15-year ground lease agreement, with the Housing Commission as Lessor and HDP Parker Kier LLC as Lessee for the property known as Parker Kier at 2172 Front Street, San Diego, CA 92101 (Property). The ground lease rent will be maintained at the current level of 4.5% of Total Gross Revenue.



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- 2) Authorize the Executive Vice President of Real Estate, 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.

103 [HCR23-059](#) [Loan Modification, Preliminary Bond Authorization, and Tax Equity and Fiscal Responsibility Act \(TEFRA\) Hearing for Bandar Salaam 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

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 July 21, 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 transfer and extension of an existing Housing Commission loan, currently estimated at \$2,248,782 from the owner Winona Gardens Housing Associates, L.P., to Winona Avenue Housing Associates, LP, a California limited partnership.
- 2) Authorize the Housing Commission's President and Chief Executive Officer (President & CEO), or designee, to:
 - a. Execute all necessary documents and instruments to effectuate these transactions 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 for the existing Housing Commission loan; and
 - c. Substitute approved funding sources with any other available funds as deemed appropriate, contingent upon budget availability, and further authorize the President & CEO, or designee, to take such actions as are necessary, convenient, and/or appropriate to implement



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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 \$13,000,000 in Housing Authority of the City of San Diego (Housing Authority) tax-exempt Multifamily Housing Revenue Bonds to facilitate Winona Avenue Housing Associates, LP's acquisition and rehabilitation of the Bandar Salaam Apartments at 3810 Winona Avenue, San Diego, CA 92105, in the City Heights neighborhood, which consists of 67 units affordable for 55 years for individuals and families earning 45 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 \$13,000,000 in tax-exempt Multifamily Housing Revenue Bonds supporting the preservation of the Bandar Salaam Apartments by a to-be-formed 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 \$13,000,000 for the Bandar Salaam Apartments; and
 - c. Approve the financing team of Quint and Thimmig as the Bond Counsel and CSG Advisors as the Financial Advisor
- 4) 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.
- 5) 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 \$13,000,000 to facilitate the development of the Bandar Salaam Apartments.

104 [HCR23-082 Preliminary Bond Authorization and Tax Equity and Fiscal Responsibility Act \(TEFRA\) Hearing for Sea Breeze Gardens Apartments](#)

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 \$75,000,000 in Housing Authority of the City of San Diego (Housing Authority) tax-exempt Multifamily Housing Revenue Bonds and \$4,000,000 in taxable bonds to facilitate Sea Breeze Gardens Preservation LP's rehabilitation of the Sea Breeze Gardens Apartments at 4808-4888 Logan Avenue in the Chollas Valley Neighborhoods Community Plan Group, which consists of 267 units affordable for 55 years for families earning 30



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percent to 60 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 \$75,000,000 in tax-exempt Multifamily Housing Revenue Bonds supporting the rehabilitation of Sea Breeze Gardens Apartments by Sea Breeze Gardens Preservation LP;
 - 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 \$75,000,000 for Sea Breeze Gardens Apartments;
 - c. Approve the financing team of Squire Patton Boggs as the Bond Counsel and Public Financial Management (PFM) as the Financial Advisor; and
- 2) Authorize the Housing Commission’s President & 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 \$75,000,000 to facilitate the rehabilitation of Sea Breeze Gardens Apartments.

105 [HCR23-087](#) [Workshop & Discussion: Employee Engagement Survey](#)

An informational workshop will be presented about the results of the San Diego Housing Commission’s Employee Engagement Survey conducted by Flex Surveys from March 27, 2023, through April 10, 2023.

Adjournment

INFORMATIONAL REPORTS

- [HCR23-061](#) [Agency Financial Statements – Third Quarter Fiscal Year 2023 \(Unaudited\)](#)
[HCR23-066](#) [Status of Loan Portfolio – Fiscal Year 2023 Third Quarter](#)
[HCR23-078](#) [March 2023 Reporting Update for the City of San Diego’s Bridge Shelter Programs](#)
[HCR23-079](#) [March 2023 Reporting Update for City of San Diego’s Storage Connect Center I](#)