



SAN DIEGO
HOUSING
COMMISSION

REVISED REGULAR MEETING AGENDA

SAN DIEGO HOUSING COMMISSION
REVISED REGULAR MEETING AGENDA
JANUARY 19, 2024, 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

November 20, 2023, Regular 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 [HCR24-008 Award of a Contract to Rancho Santa Fe Security Systems, Inc. for Security Camera and Patrol Services](#)

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) Authorize the Housing Commission to enter into an agreement with Rancho Santa Fe Security Systems, Inc. to provide security camera and patrol services at eight properties the Housing Commission owns in the city of San Diego for a one-year term from February 1, 2024, through January 31, 2025, with four one-year options to renew and with a contract contingency amount equal to 20% of the contract amount per year. The total not-to-exceed contract amount in the first year will be \$318,400 (\$268,000.00 plus the 20% contingency of \$50,400.00). A 3% increase in the contract amount would apply for each renewal option year the Housing Commission chooses to exercise, as shown below:

Contract Term	Funding Amount	Contingency	Total
Year 1 (February 1, 2024 – January 31, 2025)	\$268,000.00	\$50,400.00	\$318,400.00
1 st Option (February 1, 2025 – January 31, 2026)	\$259,560.00	\$51,912.00	\$311,472.00
2 nd Option (February 1, 2026 – January 31, 2027)	\$267,346.80	\$53,469.36	\$320,816.16
3 rd Option (February 1, 2027 – January 31, 2028)	\$275,367.20	\$55,073.44	\$330,440.64
4 th Option (February 1, 2028 – January 31, 2029)	\$283,628.22	\$56,725.64	\$340,353.86
Total Contract Cost	\$1,353,902.22		\$1,621,482.67



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- 2) Authorize the Housing Commission’s 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.

101 [HCR24-009 Award of Contract to Good Guard Security, Inc. for Security Services at Kearny Vista Apartments](#)

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) Authorize the Housing Commission to enter into an agreement with Good Guard Security, Inc. for security services at Kearny Vista Apartments at 5400 Kearny Mesa Road, San Diego, CA 92111, which the Housing Commission owns, for a one-year term from February 1, 2024, through January 31, 2025, with four one-year options to renew and with a contingency amount equal to 20% of the contract amount per year. The total not-to-exceed contract amount in the first year will be \$557,421.70 (\$464,518.08 plus the 20% contingency of \$92,903.62). A 4% increase in the contract amount would apply for each renewal option year the Housing Commission chooses to exercise, as shown below:

Contract Term	Funding Amount	Contingency	Total
Year 1 (February 1, 2024 – January 31, 2025)	\$464,518.08	\$92,903.62	\$557,421.70
1 st Option (February 1, 2025 – January 31, 2026)	\$483,098.80	\$96,619.76	\$579,718.56
2 nd Option (February 1, 2026 – January 31, 2027)	\$502,422.75	\$100,484.55	\$602,907.30
3 rd Option (February 1, 2027 – January 31, 2028)	\$522,519.66	\$104,503.93	\$627,023.59
4 th Option (February 1, 2028 – January 31, 2029)	\$543,420.45	\$108,684.09	\$652,104.54
Total Contract Cost	\$2,515,979.74		\$3,019,175.69



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- 2) Authorize the Housing Commission's 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 [HCR24-018 Approve a Revised Resolution Authorizing the San Diego Housing Commission 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) Approve a revised resolution authorizing and directing 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. The revised resolution updates the authorization to execute documents to reflect the current title of Housing Commission Deputy Chief Executive Officer Jeff Davis, in accordance with direction from the Department.
- 2) 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 Deputy Chief Executive Officer, or designee, to execute the application and the Homekey Program documents on behalf of the Housing Commission for participation in the Homekey Program.
- 4) Authorize the Housing Commission’s Deputy Chief Executive Officer, 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 **[HCR24-019 Approve a Revised Resolution Authorizing the San Diego Housing Commission 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) Approve a revised resolution authorizing and directing 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. The revised resolution updates the authorization to execute documents to reflect the current title of Housing Commission Deputy Chief Executive Officer Jeff Davis, in accordance with direction from the Department.
- 2) 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 Deputy 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 Deputy Chief Executive Officer, 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.

104 [HCR24-014 Construction Design Phase Contract with SGPA Architecture and Planning for Architecture Services and Predevelopment Budget for the Potential Acquisition of the Extended Stay America Property at 2087 Hotel Circle South](#)

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 execution of an amendment to increase the compensation limits on a competitively solicited on-call architectural design contract with SGPA Architecture and Planning in an amount not to exceed \$890,000 to provide complete architectural design services to support the acquisition and development of the property at 2087 Hotel Circle South, San Diego, CA 92108 (Property).
- 2) Approve the predevelopment budget of \$941,025 associated with the potential acquisition of the Property. This includes the transfer and/or reallocation of funds between any and all funding use line items within the total approved predevelopment/project budget, provided the total project/predevelopment budget amount after any and all transfers/reallocations does not exceed the previously approved budget total, in any instances when the operational need(s) arise and/or when such actions are to the benefit of the Housing Commission and its mission.
- 3) Authorize the Housing Commission's President and Chief Executive Officer (President and CEO), or designee, to substitute funding sources 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.
- 4) Authorize the Housing Commission's President and 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



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and/or appropriate to implement these approvals upon the advice of General Counsel, provided that a copy of the documents, signed as to form by General Counsel, is submitted to each Housing Commissioner.

105 [HCR24-010 Final Bond Authorization and Tax, Equity and Fiscal Responsibility Act \(TEFRA\) Hearing and Resolution for Cuatro at City Heights](#)

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 January 19, 2024, 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 issuance of tax-exempt Multifamily Housing Revenue Bonds in an aggregate amount not to exceed \$47,111,000 to finance the development of Cuatro at City Heights, a scattered-site development in the City Heights neighborhood of San Diego, consisting of three projects: a 25-unit affordable rental housing development at 4050 El Cajon Blvd. (Project 1), in an amount not to exceed \$9,413,179; a 21-unit affordable housing development at 3951 University Ave. (Project 2), in an amount not to exceed \$8,036,219; and a 71-unit affordable housing development at 4050 and 4102-4122 University Ave. (Project 3), in an amount not to exceed \$29,661,602. The scattered-site development will consist of a total of 115 units affordable for 55 years for individuals and families earning 30 percent to 60 percent of San Diego's Area Median Income (AMI) and two unrestricted managers' units. The three sites composing Cuatro at City Heights are identified separately in the TEFRA resolution and public hearing notice solely to comply with the requirements of TEFRA regulation section 1.147(f)-1(f)(2)(ii).
- 2) Approve an updated financing team to include Jones Hall as the Bond Counsel.

Housing Authority

- 1) Authorize the issuance of tax-exempt Multifamily Housing Revenue Bonds in an aggregate amount not to exceed \$47,111,000 and taxable bonds in an amount not to exceed \$30,000,000 to fund Cuatro at City Heights LP's construction of Cuatro at City Heights, a new 117-unit affordable rental housing development at three scattered sites at 4050 El Cajon Blvd. (Project 1), 3951 University Ave. (Project 2), and 4050 and 4102-4122 University Ave. (Project 3) in the City Heights neighborhood of San Diego, which will consist of 115 units affordable for 55 years for individuals and families earning 30 percent to 60 percent of San Diego's Area Median Income (AMI) and two unrestricted managers' units.



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- 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

Adopt a Tax Equity and Fiscal Responsibility Act (TEFRA) resolution, approving the issuance of tax-exempt Multifamily Housing Revenue Bonds in an aggregate amount not to exceed \$47,111,000 to finance the development of Cuatro at City Heights, a scattered-site development in the City Heights neighborhood of San Diego, consisting of three projects: a 25-unit affordable rental housing development at 4050 El Cajon Blvd. (Project 1), in an amount not to exceed \$9,413,179; a 21-unit affordable housing development at 3951 University Ave. (Project 2), in an amount not to exceed \$8,036,219; and a 71-unit affordable housing development at 4050 and 4102-4122 University Ave. (Project 3), in an amount not to exceed \$29,661,602. The scattered-site development will consist of a total of 115 units affordable for 55 years for individuals and families earning 30 percent to 60 percent of San Diego’s Area Median Income (AMI) and two unrestricted managers’ units. The three sites composing Cuatro at City Heights are identified separately in the TEFRA resolution and public hearing notice solely to comply with the requirements of TEFRA regulation section 1.147(f)-1(f)(2)(ii).

106 [HCR24-011 Final Bond Authorization and Tax, Equity and Fiscal Responsibility Act \(TEFRA\) Hearing and Resolution for Cerro Pueblo 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 January 19, 2024, 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 aggregate amount not to exceed \$10,000,000 to fund Cerro Pueblo Housing Partners, LP’s rehabilitation and preservation of Cerro Pueblo Apartments, an affordable rental housing development at 2835 Clairemont Drive, San Diego, CA 92117. Centrally positioned in the Clairemont neighborhood, Cerro Pueblo consists of 45 units that will remain affordable for 55



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years for individuals earning 30 percent to 60 percent of the San Diego Area Median Income (AMI), 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 \$10,000,000 and taxable bonds in an amount not to exceed \$5,000,000 to facilitate Cerro Pueblo Housing Partners, LP’s rehabilitation and preservation of Cerro Pueblo Apartments, an affordable rental housing development at 2835 Clairemont Drive, San Diego, CA 92117. Centrally positioned in the Clairemont neighborhood, Cerro Pueblo consists of 45 units that will remain affordable for 55 years for individuals earning 30 percent to 60 percent of the San Diego Area Median Income (AMI), 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.

City Council

Adopt a Tax Equity and Fiscal Responsibility Act (TEFRA) resolution approving the issuance of tax-exempt Multifamily Housing Revenue Bonds in an amount up to \$13,000,000 to facilitate the rehabilitation and preservation of Cerro Pueblo Apartments, an affordable rental housing development at 2835 Clairemont Drive, San Diego, CA 92117. Centrally positioned in the Clairemont neighborhood, Cerro Pueblo consists of 45 units that will remain affordable for 55 years for individuals with low income, earning 30 percent to 60 percent of the San Diego Area Median Income (AMI), and one unrestricted manager’s unit.

107 [HCR24-002 Workshop & Discussion: Analysis of Residential Evictions in the City of San Diego](#)

An informational workshop will be presented about the San Diego Housing Commission’s (Housing Commission) study of eviction trends in the City of San Diego, “Analysis of Residential Evictions in the City of San Diego.” The Housing Commission conducted the study in consultation with HR&A Advisors, a public policy firm with more than 40 years of experience in real estate and economic development.

108 [HCR24-005 Workshop & Discussion: Fiscal Year 2025 Moving to Work Annual Plan](#)

San Diego Housing Commission (Housing Commission) staff will present an informational workshop about the proposed Fiscal Year 2025 Moving to Work (MTW) Annual Plan.

CLOSED SESSION



SAN DIEGO
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It is anticipated that the San Diego Housing Commission will convene in closed session on Friday, January 19, 2024, 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, pursuant to subdivision (c) of section 54956.9 of the Government Code and pursuant to Government Code Section 54954.5(c)

One (1) matter

Counsel will discuss the potential initiation of litigation.
- V. Announcement of Actions Taken in Closed Session.

Adjournment

INFORMATIONAL REPORTS

- [HCR24-003 Status of Loan Portfolio Fiscal Year 2024 First Quarter](#)
[HCR24-004 Agency Financial Statements – First Quarter Fiscal Year 2024 \(Unaudited\)](#)