



SAN DIEGO  
HOUSING  
COMMISSION

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San Diego Housing Commission (SDHC)  
Revised Resolution Authorizing Application for Homekey Funds for  
Proposed Acquisition of Ramada Inn (Pacific Village) at  
3737-3747 Midway Drive  
Presentation to the SDHC Board of Commissioners  
January 19, 2024

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# SDHC – Revised Resolution for Homekey Application for Proposed Ramada Inn Acquisition Introduction

- May 12, 2023: SDHC Board of Commissioners (SDHC Board) authorized and directed SDHC to apply for State of California Department of Housing and Community Development (HCD) Homekey Program funds.
  - Up to \$18 million for the acquisition and rehabilitation of the Ramada Inn property at 3737-3747 Midway Drive, San Diego, 92110, to be known as Pacific Village.
- June 6, 2023: SDHC applied for \$16,850,000 in Homekey funds for this project.
- September 26, 2023: HCD notified SDHC that it had awarded \$16,850,000 in Homekey funds to SDHC for this project.
- November 20, 2023: SDHC Board authorized SDHC to accept and expend \$16,850,000 in Homekey Program funds for this project.



# SDHC – Revised Resolution for Homekey Application for Proposed Ramada Inn Acquisition Introduction (Continued)

- At the time of the May 12, September 26 and November 20 actions, Jeff Davis served as SDHC's Interim President and Chief Executive Officer and was authorized to execute documents submitted to HCD.
- December 13, 2023: Lisa Jones became SDHC's President and Chief Executive Officer.
  - Jeff Davis' title changed to Deputy Chief Executive Officer.
- January 4, 2024: HCD informed SDHC that SDHC would need to submit an updated SDHC Board resolution and signature block to reflect that Jeff Davis is authorized to execute documents with his current title as Deputy Chief Executive Officer.



# SDHC – Revised Resolution for Homekey Application for Proposed Ramada Inn Acquisition

## Subject Property

### **Ramada Inn – to be known as Pacific Village** **3737-3747 Midway Drive, 92110** **Council District 2**

- Midway / Sports Arena
- Constructed circa 1959
- 64 existing rooms (post-rehab: 62 units)
- 1 Building – two-story walk-up

July 8, 2022: SDHC Board authorized SDHC to execute a Purchase and Sale Agreement (PSA) to acquire the Ramada Inn property.

- July 28, 2022: The PSA was fully executed.



# SDHC – Revised Resolution for Homekey Application for Proposed Ramada Inn Acquisition Affordable Housing Impact

- 62 affordable rental housing units with supportive services for individuals experiencing homelessness with income up to 30 percent of AMI.
- SDHC has committed 62 Project-Based Vouchers (PBVs) for the Ramada Inn property:
  - 15 Veterans Affairs Supportive Housing (VASH) PBVs for veterans experiencing homelessness
  - 12 PBVs for transition-age youth experiencing homelessness
  - 23 PBVs for people experiencing literal homelessness
  - 12 PBVs for people experiencing chronic homelessness



# SDHC – Revised Resolution for Homekey Application for Proposed Ramada Inn Acquisition

## Summary of Proposed Services and Tenant Population

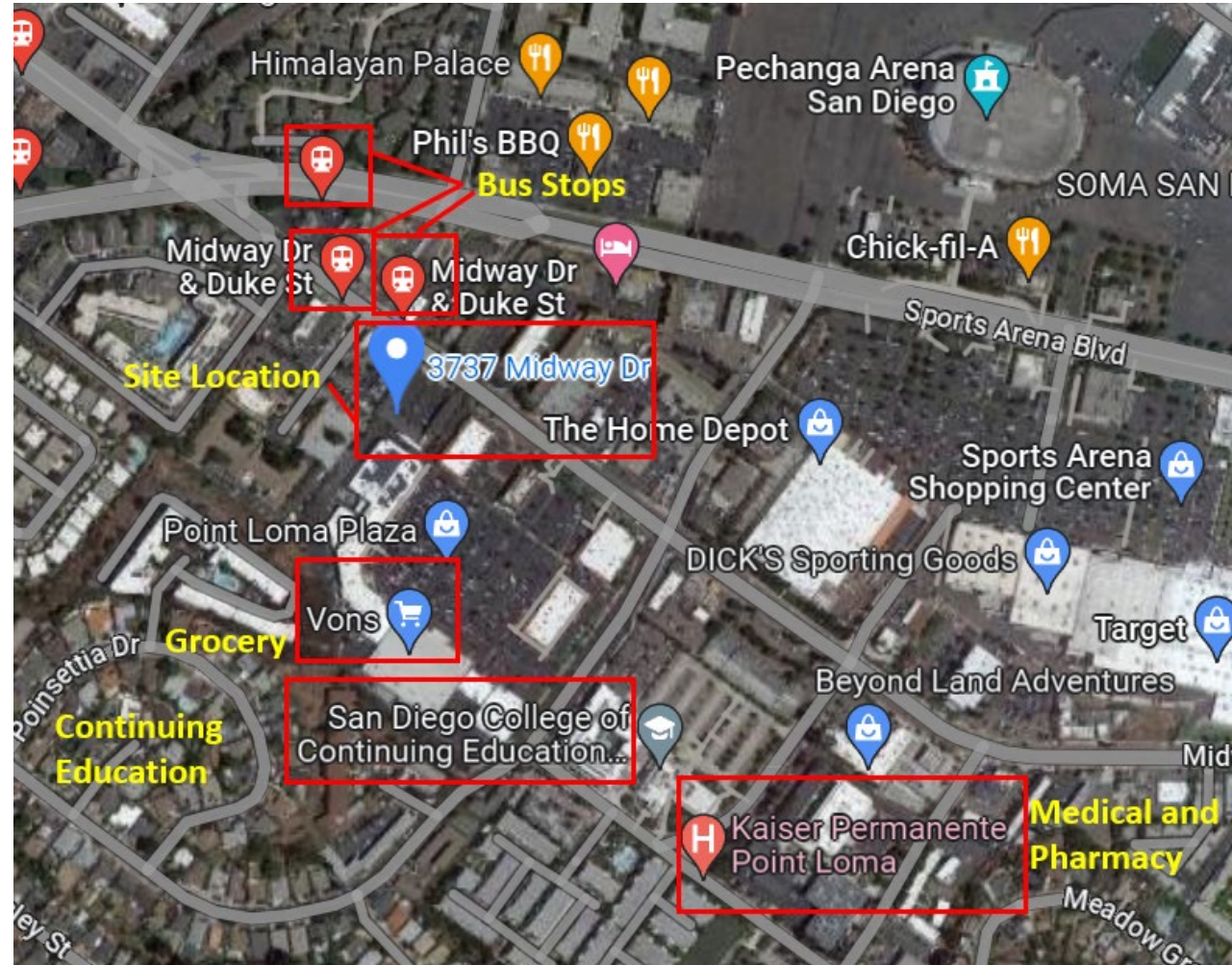
- Supportive services to be offered for residents:
  - Outreach and Engagement
  - Mental Health Services
  - Healthcare/Physical Health Services
  - Behavioral Health Services
  - Substance Use Services
  - Case Management
  - Care Coordination
  - Life Skills Training
  - Education Services
  - Employment Assistance
  - Assistance obtaining benefits and essential documentation
  - Transportation Services
- Residents would be identified through referrals from the Coordinated Entry System.
- Populations Served:
  - Experiencing Literal Homelessness\*
  - Experiencing Chronic Homelessness\*
  - Transition-Age Youth

*\*Of those experiencing literal and chronic homelessness, 15 people will be veterans.*





# SDHC – Revised Resolution for Homekey Application for Proposed Ramada Inn Acquisition Location and Community Amenities



# SDHC – Revised Resolution for Homekey Application for Proposed Ramada Inn Acquisition Staff Recommendations

## **That the SDHC Board take the following actions:**

- 1) Approve a revised resolution authorizing and directing SDHC 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 SDHC Deputy Chief Executive Officer Jeff Davis, in accordance with direction from the Department.





# SDHC – Revised Resolution for Homekey Application for Proposed Ramada Inn Acquisition Staff Recommendations (Continued)

- 2) Authorize and direct SDHC 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.

SDHC 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.



# SDHC – Revised Resolution for Homekey Application for Proposed Ramada Inn Acquisition Staff Recommendations (Continued)

- 3) Authorize Jeff Davis, SDHC's Deputy Chief Executive Officer, or designee, to execute the application and the Homekey Program documents on behalf of SDHC for participation in the Homekey Program.
- 4) Authorize SDHC'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.



# SDHC – Revised Resolution for Homekey Application for Proposed Ramada Inn Acquisition

## Questions & Comments

