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HOUSING
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San Diego Housing Commission (SDHC)
Revised Resolution Authorizing Application for Homekey Funds for
Proposed Abbott Street Apartments Acquisition and Rehabilitation
Presentation to the SDHC Board of Commissioners
January 19, 2024

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SDHC – Revised Resolution for Homekey Application for Proposed Abbott Street Apartments Project

Introduction

- May 12, 2023: SDHC Board of Commissioners (SDHC Board) authorized and directed SDHC to submit a joint application with Wakeland Housing and Development Corporation (Wakeland) for State of California Department of Housing and Community Development (HCD) Homekey Program funds.
 - Up to \$5 million for the acquisition and rehabilitation of the property at 2147 Abbott Street, San Diego, 92107.
- SDHC applied for \$3,900,000 in Homekey funds for this project.
- September 26, 2023: HCD notified SDHC that it had awarded \$3,900,000 in Homekey funds to SDHC for this project.
- November 20, 2023: SDHC Board authorized SDHC to accept and expend \$3,900,000 in Homekey Program funds for this project.



SDHC – Revised Resolution for Homekey Application for Proposed Abbott Street Apartments Project 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 Abbott Street Apartments Project Subject Property

**2147 Abbott Street
San Diego, CA 92107
Council District 2
County District 3**

- Ocean Beach
- 13 affordable units + 1 office/service space
- 1 Building – two-story walk-up
- Developer: Wakeland Housing and Development Corporation
- Abbott Street Apartments will be owned by Wakeland Abbott LLC.





SDHC – Revised Resolution for Homekey Application for Proposed Abbott Street Apartments Project Affordable Housing Impact

- 13 affordable rental housing units with supportive services for individuals experiencing chronic homelessness with income up to 30 percent of San Diego's Area Median Income.
- SDHC has committed 13 Project-Based Housing Vouchers to help residents pay their rent.



SDHC – Revised Resolution for Homekey Application for Proposed Abbott Street Apartments Project Supportive Services

- Through a Memorandum of Agreement with the County of San Diego Health and Human Services Agency, residents will receive supportive services:
 - On-site case management and initial needs assessment
 - Individualized service planning
 - Direct or linkages to mental health services
 - Physical and behavioral health services
 - Substance use services
 - Care coordination
 - Life skills training, education services, and employment assistance
 - Assistance obtaining benefits and essential documentation, transportation services, and other services
 - HIV services



SDHC – Revised Resolution for Homekey Application for Proposed Abbott Street Apartments Project Project Site



SDHC – Revised Resolution for Homekey Application for Proposed Abbott Street Apartments Project Project Site (Continued)



SDHC – Revised Resolution for Homekey Application for Proposed Abbott Street Apartments Project Staff Recommendations

That the SDHC Board take the following actions:

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



SDHC – Revised Resolution for Homekey Application for Proposed Abbott Street Apartments Project Staff Recommendations (Continued)

- 2) Authorize and direct SDHC 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.

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 Abbott Street Apartments Project 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 and Wakeland 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 Abbott Street Apartments Project

Questions & Comments

