



MINUTES

**SAN DIEGO HOUSING COMMISSION
MINUTES OF THE REGULAR MEETING
JANUARY 19, 2024
SMART CORNER
4TH FLOOR CONFERENCE ROOM
1122 BROADWAY
SAN DIEGO, CA 92101**

ATTENDANCE

Present:

Chair Eugene “Mitch” Mitchell
Vice Chair Ryan Clumpner
Commissioner Johanna Hester
Commissioner Kellee Hubbard
Commissioner Antoine “Tony” Jackson
President & CEO Lisa Jones
General Counsel Chuck Christensen

Not present:

Commissioner Melinda K. Vásquez

10 CALL TO ORDER

Chair Mitchell called the Regular Meeting to order at 9:05 a.m.

20 NON-AGENDA PUBLIC COMMENT

Pat Thorne commented two affordable housing properties and communication about how to reside at one of the properties. She requested referrals for how to navigate affordable housing.

30 COMMISSIONER COMMENTS

Vice Chair Clumpner welcomed President and CEO Lisa Jones and thanked Jeff Davis for the time he served as Interim President and CEO. He stated Ms. Jones was the most qualified applicant for the President and CEO position, understands the San Diego Housing Commission (Housing Commission), and consistently has told Commissioners the truth about the Housing Commission’s performance, as well as obstacles and challenges.

Chair Mitchell also thanked Mr. Davis for his service as Interim President and CEO during the search for new leadership and congratulated President and CEO Jones on her appointment to the position. He added that Ms. Jones was the best choice to be President and CEO, will continue to share her knowledge, will continue to inspire the team at the Housing Commission, and will continue to inspire people who are watching the Housing Commission.



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Vice Chair Clumper requested the monthly update regarding shelter bed availability. Interim Senior Vice President of Homelessness Innovations Casey Snell reported that 1,794 referrals for shelter were processed in December 2023, of which 17 percent were able to be completed, and 83 percent were not. Of the incomplete shelter referrals, 87 percent were due to the unavailability of a bed that met the person's needs, and 13 percent were those who did not go to the shelter or changed their mind before they were supposed to be at the shelter. For the fiscal year to date, the completion rate is 20 percent, and 80 percent were incomplete. The reasons for incomplete referrals for the fiscal year to date were consistent with the December data—86 percent were due to not having a bed available that met a person's needs, and 14 percent were due to individuals not going to the shelter. On average, in the past month, approximately 13 or 14 shelter beds have been available each day, with average occupancy at 98 to 99 percent availability every day.

40 REPORT BY THE PRESIDENT & CHIEF EXECUTIVE OFFICER

President and CEO Lisa Jones thanked Ms. Thorne for attending the Board of Commissioners meeting and providing her comments.

Ms. Jones reported that she has been meeting with stakeholders, community members, nonprofit organizations and staff. Challenging times, including funding and resource challenges, are ahead for the Housing Commission. However, every conversation made Ms. Jones hopeful and excited. She is grateful to be the President and CEO and takes the position seriously. She also thanked Mr. Davis for his mentorship and support. She is honored to lead the Housing Commission and work the Board of Commissioners, the City Council and the Housing Commission's staff.

Ms. Jones thanked Board members for their leadership and support, especially Vice Chair Clumpner and Commissioner Hester for their participation on the Ad Hoc Working Group that Councilmember Joe LaCava chaired, which oversaw and carried out the recruitment and interview process for the President and CEO position. She also thanked and acknowledged the Housing Commission's leadership team and staff throughout the agency and stated she is honored to serve and work with them.

Organizational Structure

A few structural changes have been implemented. To truly communicate to staff, customers and the community that efforts around diversity, equity and inclusion will be held in the highest priority, Senior Vice President of Compliance and Equity Assurance Debra Fischle-Faulk now reports directly to the President and CEO Lisa Jones in all matters related to diversity, equity and inclusion. Additionally, the oversight of two overarching plans that guide much of what the Housing Commission does—the Strategic Plan and Moving to Work Plan—will move under Ms. Fischle-Faulk's leadership. This will ensure current and future activities and policies are approached through an equity, diversity, inclusion and access lens. In the coming months, other components of Ms. Fischle-Faulk's division will be reconfigured to best support existing staff and make sure those critical functions continue under the leadership of Executive Vice President of Business Administration Suket Dayal. This will be in addition to his ongoing oversight of several other critical departments, including his leadership as Chief Financial Officer. This change will also provide additional bandwidth for Ms. Fischle-Faulk and her team to further accelerate the agency's diversity, equity and inclusion efforts.



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Focusing on advocacy efforts at state and federal levels will also be critical moving forward. To support and enhance focus in these areas, Senior Vice President of Policy and Land Use Molly Weber now reports directly to the President and CEO.

Interim adjustments have been implemented to make sure staff have the support and resources they need and to cover some current vacancies. For an interim period, the Rental Assistance Division will report directly to the President and CEO. This will give the President and CEO the opportunity to work closely with Executive Vice President of Rental Assistance and Workforce Development Azucena Valladolid as the agency continue to focus on voucher commitments and housing assistance funding forecasts.

In addition to his many existing duties, Deputy Chief Executive Officer Jeff Davis is providing additional support to the Real Estate Division. He is providing direct support to several real estate departments to assist with covering some temporary vacancies.

To best support ongoing operations of our Homelessness Innovations departments, Casey Snell has taken on the role of Interim Senior Vice President of Homelessness Innovations. Ms. Snell and Vice President of Housing First Programs Deanna Villanueva have stepped up and taken on additional responsibilities as Ms. Jones transitioned into the President and CEO position.

Over the coming year, the Housing Commission will continue to look at what the organizational structure needs to be to support the agency's evolution and growth. This is important to ensure stability and effective ongoing operations and work with the Housing Authority members and the Board of Commissioners to create the vision for the Housing Commission going forward.

Initial 90 Days

As part of her initial 90 days as President and CEO, Ms. Jones is intentionally focused on gathering input from the Board of Commissioners, Housing Authority members, and a variety of stakeholders, including staff and members of the public. She will be reaching out to Commissioners, community partners and stakeholders, especially customers and the community. She will be looking to meet with community partners and stakeholders who provided input during the recruitment process the Ad Hoc Working Group carried out for this position, as well as partners who did not have an opportunity to share during that process. In addition to existing activities, a variety of ways to engage with Housing Commission staff and receive feedback and input from them will be initiated to hear about their ideas and needs to continue the agency's great work.

"Share with Us" Platform

As part of an intentional effort to gather input from the community over the next few months—which will help inform this year's strategic planning efforts—for customers and the community, a platform was launched called "Share with Us." This platform will be open for a 60-day period. The "Share With Us" platform will provide an opportunity for the community to provide direct feedback, ideas, suggestions and concerns to the President and CEO and Housing Commission leaders. Comments are welcomed about experiences with the Housing Commission, programs and what commenters' needs are. This platform will be accessible through the agency's website and a unique website address



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through the Housing Commission's community engagement site, known as Public Input, publicinput.com/sharewithus. Efforts to inform the public about this new platform will include but not be limited to making access to this site prominent on the Housing Commission website's home page and informing the public about it through the agency's social media accounts. President and CEO Jones' commitment to the public is that every communication submitted to the Housing Commission through this platform will be read, with a goal to inform customer service efforts, equity and inclusion efforts, program design and the development of the next strategic plan.

Additional Options to Connect with the Housing Commission

There are several additional ways for the community to contact the Housing Commission based on the topic. They include:

- SDHC main phone line
- SDHC Ombudsperson and community liaison
- SDHC Section 8 Housing Choice Voucher Rental Assistance Program phone line
- SDHC Rental Assistance Wait List Call Center
- SDHC Inspections Call Center
- SDHC Program Abuse and Fraud Hotline
- SDHC HOUSING FIRST – SAN DIEGO hotline
- The Homelessness Response Center phone line
- SDHC Communications phone line.

HIPP and Seniors Safe at Home Updates

Two of the Housing Commission programs that help prevent housing instability and homelessness reached important milestones in January. The Housing Instability Prevention Program (HIPP) has enrolled 300 households with low income since its inception. This is the number of households the Housing Commission anticipated being able to serve through HIPP with the funding the City Council set aside for it. This program provides enrolled households with \$250, \$500 or \$750 per month toward their rent, depending on the household's circumstances. HIPP also provides case management and assists with housing-related expenses, such as past-due rent and past-due utilities, depending on the household's need. These payments are made directly to the landlord or utility company. Enrolled households receive assistance for up to 24 months. At the time that they enroll in HIPP, these households are spending, on average, about 75 percent of their income toward rent. After the subsidy they receive from the program is applied, the amount enrolled households spend on rent drops to 48 percent of their income, on average.

The Seniors Safe at Home program has enrolled 40 households since it began. That is also the number of households the Housing Commission anticipated the program would be able to assist with the available funding. Similar to HIPP, eligible seniors with low income who are experiencing a housing crisis receive \$250, \$500 or \$750 per month toward their rent through this program. For Seniors Safe at Home program households, at the time of enrollment, they spent on average 68 percent of their income toward rent. The subsidies through this program reduce that to 38 percent of their income toward rent, on average. This program is a collaboration among the Housing Commission, Serving Seniors and the Lucky Duck Foundation. Serving Seniors provides case management and connects seniors to community resources. Lucky Duck Foundation is investing \$500,000 in philanthropic funds to make



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this program possible. City Council President Sean Elo-Rivera was instrumental in bringing these organizations together to create this program.

For both the HIPP and Seniors Safe at Home programs, the number of enrolled households may fluctuate as participants may transition to different programs. However, the enrollment process is ongoing for as long as funding is available to continue to assist qualifying households. Tracking racial demographics for enrolled households is also critical. The Regional Task Force on Homelessness' Ad Hoc Committee to Address homelessness amongst black San Diegans released a report in September 2022 that identified that, black San Diegans were experiencing homelessness at a significantly disparate rate. While black San Diegans make up 5% of the general population in the region, the report identified that black San Diegans made up 28% of the homeless population. Data for HIPP and Seniors Safe at Home show that the percentage of enrolled households identifying as "African American / Black" is greater than or comparable to the percentage the report identified in the homelessness system. This strongly indicates that prevention work is one critical tool in addressing this issue.

Prebys Foundation Grant for Achievement Academy Program

On January 19, 2024, the first group of youth will be attending orientation for the new Housing Commission Achievement Academy program known as "Healthcare Career Catalyst for Young Adults." This program is possible because of a \$604,000 grant that Prebys Foundation awarded last month specifically for this purpose. The first group consists of 25 participants. The program will train a total of 40 youth this year and 40 next year. The program provides Certified Medical Assistant training and life skills support at no cost to participants. The Medical Assistant training will take a little less than seven months and includes an externship. Participants must be between the ages of 18 and 26 and receiving federal rental assistance from the Housing Commission. This program builds upon a similar partnership between the Housing Commission's Achievement Academy and Western Medical Training Center that graduated nearly 200 people as Certified Nursing Assistants. The Housing Commission is partnering with Western Medical Training Center for this new program, as well. The International Rescue Committee's Center for Economic Opportunity will also provide program participants with help to establish and build their credit. Thank you to Prebys Foundation for investing in this program to provide a pathway to healthcare careers for these young adults and to Housing Commission staff in the Grants Department and the Achievement Academy for successfully securing these grant funds.

Iris at San Ysidro Groundbreaking

Last month, the Housing Commission celebrated the groundbreaking of the Iris at San Ysidro affordable housing development. Vice President of Multifamily Housing Finance Jennifer Kreutter joined Mayor Todd Gloria, City Councilmember Vivian Moreno, San Diego County Board of Supervisors Chair Nora Vargas and the developer, National CORE, for the groundbreaking. Iris at San Ysidro will provide 99 rental apartments affordable for families earning 30 percent to 60 percent of San Diego's Area Median Income. The Housing Commission awarded 25 rental housing vouchers and a \$2.3 million loan to support this development. The Housing Commission also authorized the issuance of up to \$31.5 million in tax-exempt Multifamily Housing Revenue Bonds and up to \$9 million in taxable bonds for the development, with the approval of the Housing Authority of the City of San Diego.



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Affordable Housing Developments in 2023

Overall, the Board of Commissioners approved financing for 1,182 affordable housing units in calendar year 2023. These are units among projects that are pending completion. They also are a combination of new construction and rehabilitation of existing units, and they include two developments—Cuatro at City Heights and Cerro Pueblo—that received preliminary approval in 2023 and are on today’s agenda for consideration of final bond authorization. The financing for the affordable housing units approved in 2023 includes \$17.5 million in Housing Commission loans and more than \$300 million in Multifamily Housing Revenue Bonds. The developments that received approvals last year include two projects to which the Housing Commission awarded a combined total of 107 rental housing vouchers for households experiencing homelessness. An additional 162 housing vouchers have been awarded to approved developments to assist households with low income that are not experiencing homelessness. When developments with financing approved in previous years are included as well, a total of more than 2,300 affordable housing units are currently in the process of securing additional financing or are under construction. Construction of new affordable housing units and rehabilitation of existing affordable units are essential during the ongoing housing crisis.

Rental Assistance Division

Each month, an “at a glance” report is sent to each Housing Commission Board Member and City Councilmembers with data about the Housing Commission’s programs. The same report is also available to the public on the “SDHC At a Glance” page on the Housing Commission’s website under the “About Us” menu. It includes data about the Housing Commission’s rental assistance program. The Housing Commission’s voucher utilization rate is nearly 104 percent. This means that the agency is assisting a higher number of households than the baseline number. That baseline number is the number of vouchers funded for from the U.S. Department of Housing and Urban Development. So the Housing Commission is serving more households than it actually receiving funding for. As of October 31, 2024, the Housing Commission provided rental assistance to more than 17,200 households with low income, which represents more than 37,000 individuals. What is telling is the average amount of the subsidy provided to rental assistance households through the Housing Choice Voucher program, which as of September, is \$1,288 per month. In Fiscal Year 2020, the average assistance per household was \$876. This means that there has been a 47 percent increase from just five years ago. The reality is more federal funding is needed for the Housing Choice Voucher program. Insufficient funding for this crucial program is an issue across the country, but is particularly sharp in the San Diego community. In a report to Congress, U.S. Department of Housing and Urban Development, (HUD) estimated that only one in four households eligible for rental assistance nationwide actually receives it. The Fair Market Rents recently issued by HUD have increased by 12 to 14 percent, depending on unit size. Staff are engaging with HUD to determine to what degree this increase may be reflected in the Housing Commission’s voucher funding because it is not automatically reflected. To ensure the voucher holders remain competitive in the private market, the Housing Commission is working to determine how much we can potentially increase the Housing Commission’s payment standards to give these families the best opportunity to access quality units throughout our city.

50 APPROVAL OF THE MINUTES

Chair Mitchell noted that the Minutes identified the November 20, 2023, meeting as a Regular Meeting; however, it was a Special Meeting of the Board. Motion by Commissioner Jackson to approve



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the November 20, 2023, Special Meeting Minutes. Seconded by Vice Chair Clumpner and passed by a vote of 5-0.

CONSENT AGENDA

Motion by Commissioner Hubbard to approve Items 100, 101, 102, 103 and 104 on consent. Seconded by Vice Chair Clumpner and passed by a vote of 5-0.

100 HCR24-008 Award of a Contract to Rancho Santa Fe Security Systems, Inc. for Security Camera and Patrol Services

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

- 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



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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

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

- 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.



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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.

- 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.



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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.

- 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.



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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

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 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.

DISCUSSION AGENDA

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

Jennifer Kreutter, Vice President, Multifamily Housing Finance, Real Estate Division, presented the request for approval.

Public testimony by Rebecca Louie.



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Motion by Commissioner Hester to take the staff-recommended actions. Seconded by Commissioner Jackson and passed by a vote of 5-0.

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.
- 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.



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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

Jennifer Kreutter, Vice President, Multifamily Housing Finance, Real Estate Division, presented the request for approval.

Motion by Commissioner Hester to take the staff-recommended actions. Seconded by Commissioner Jackson and passed by a vote of 5-0.

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 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



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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

President & CEO Lisa Jones and Judith Taylor, Partner, HR&A Advisors, presented an informational workshop 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

Azucena Valladolid, Executive Vice President of Rental Assistance and Workforce Development, and Nancy Sa, Strategic Programs Manager, presented an informational workshop about the proposed Fiscal Year 2025 Moving to Work (MTW) Annual Plan.



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CLOSED SESSION

The San Diego Housing Commission convened in closed session on Friday, January 19, 2024, at 11:09 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.

There were no public comments.

- III. Commissioner comments, if any.

There were no Commissioner comments.

- 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

- V. Announcement of Actions Taken in Closed Session.

Informational item only. No action taken.

OPEN SESSION

Chair Mitchell reconvened the San Diego Housing Commission Board of Commissioners in Open Session at 11:33 a.m.

ADJOURNMENT

Chair Mitchell adjourned the Regular Meeting at 11:33 a.m.

Respectfully submitted,

Scott Marshall

Scott Marshall
Vice President
Communications and Government Relations
San Diego Housing Commission

Approved by,

Jeff Davis

Jeff Davis
Deputy Chief Executive Officer
San Diego Housing Commission