



SAN DIEGO
HOUSING
COMMISSION

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San Diego Housing Commission (SDHC)
Revised Resolution Authorizing Application for Homekey Funds for
Proposed Acquisition and Rehabilitation of Extended Stay America at
2087 Hotel Circle South
Presentation to the SDHC Board of Commissioners
February 16, 2024

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SDHC – Revised Resolution for Homekey Application for Proposed Extended Stay America Acquisition Introduction

- July 25, 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 \$40,250,000 million for the acquisition and rehabilitation of the Extended Stay America property at 2087 Hotel Circle South, San Diego, 92108.
- SDHC applied for \$38,500,000 in Homekey funds for this project.



SDHC – Revised Resolution for Homekey Application for Proposed Extended Stay America Acquisition Introduction (Continued)

- At the time of the July 25, 2023, 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 in connection with a separate Homekey application 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 Extended Stay America Acquisition Subject Property



Extended Stay America – to be known as Presidio Palms 2087 Hotel Circle South, 92108 Council District 3

- Mission Valley Area
- Constructed circa 1999
- 165 existing rooms (post-rehab 163 units)
- 1 building – three-story, elevator-served
- Lot size: approximately 4.58 acres
- Building size: approximately 80,000 s.f.

April 20, 2023: SDHC Board approved the execution of a Purchase and Sale Agreement to acquire this property.



SDHC – Revised Resolution for Homekey Application for Proposed Extended Stay America Acquisition Affordable Housing Impact

- 161 affordable rental housing units with supportive services for individuals experiencing homelessness.
 - People experiencing chronic homelessness
 - People experiencing literal homelessness
 - Transition-Age Youth in need of affordable rental housing with supportive services
- SDHC has committed 161 Project-Based Vouchers (PBVs) for the property to help residents pay their rent.



SDHC – Revised Resolution for Homekey Application for Proposed Extended Stay America Acquisition Summary of Proposed Services

- Supportive services to be offered for residents:
 - Primary health needs
 - Mental health needs
 - Behavioral health needs
 - Other community-based programs to best meet a resident's individual needs
- Residents would be identified through referrals from the Coordinated Entry System.



SDHC – Revised Resolution for Homekey Application for Proposed Extended Stay America Acquisition Location and Community Amenities



SDHC – Revised Resolution for Homekey Application for Proposed Extended Stay America Acquisition Location and Community Amenities (Continued)



SDHC – Revised Resolution for Homekey Application for Proposed Extended Stay America Acquisition Staff Recommendations

That the SDHC Board of Commissioners take the following actions:

- 1) Approve a revised resolution authorizing and directing SDHC to submit an application to the State of California Department of Housing and Community Development (Department) Homekey Program for grant funds in an amount up to \$40,250,000 in accordance with the March 29, 2023, Notice of Funding Availability (NOFA) for the Homekey Program for the acquisition and rehabilitation of the Extended Stay America hotel property at 2087 Hotel Circle South, San Diego, CA 92108, to be known as Presidio Palms, to create permanent affordable rental housing with supportive services for people experiencing homelessness. This revised resolution authorizes Jeff Davis to execute documents as the Deputy Chief Executive Officer in accordance with direction from the Department.



SDHC – Revised Resolution for Homekey Application for Proposed Extended Stay America Acquisition Staff Recommendations (Continued)

- 2) If the application is approved, authorize and direct SDHC to enter into, execute, and deliver a Standard Agreement in a total amount up to \$40,250,000 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 Extended Stay America 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 Extended Stay America Acquisition

Questions & Comments

