



SAN DIEGO
HOUSING
COMMISSION

REPORT TO THE HOUSING AUTHORITY OF THE CITY OF SAN DIEGO

DATE ISSUED: February 5, 2024

REPORT NO: HAR24-006

ATTENTION: Chair and Members of the Housing Authority of the City of San Diego
For the Agenda of February 6, 2024

SUBJECT: Authorization for the San Diego Housing Commission to Revise and Amend its Fiscal Year 2024 Budget to Implement a Hotel Shelter Program and Short-Term Emergency Shelter and Assistance Program and to Expend \$1,500,000 Toward Program Operations and Administration, with Additional Expenditures at Intervals of up to \$250,000 per Interval, as Needed, for a Total Not to Exceed \$2,250,000, upon Providing Notice to the Housing Authority of the City of San Diego of the Additional Expenditures

COUNCIL DISTRICT: Citywide

Because of special circumstances of severe time constraints pursuant to the local state of emergency due to the recent storms and flooding in the City of San Diego, there is not sufficient time to schedule a meeting of the San Diego Housing Commission (Housing Commission) Board of Commissioners (Board) to hear this matter in advance of the Housing Authority of the City of San Diego's consideration of this action. Pursuant to Housing Commission Board's November 17, 2017, approval (Report HCR-17-092 "Authorization for Executive Director of Housing Authority's Referral of Items to Housing Authority in Special Circumstances"), as set forth in Housing Commission Resolution HC-1758, on advice of General Counsel, the Executive Director of the Housing Authority is hereby referring this proposed action directly to the Housing Authority without action by the Housing Commission Board.

REQUESTED ACTION

Authorize the San Diego Housing Commission to revise and amend its Fiscal Year 2024 budget in an amount up to \$2,250,000 to allow the use of any appropriate and eligible funding sources, pending potential reimbursement from other sources of funds, to temporarily fund operations and administration of a hotel shelter program and short-term emergency shelter and assistance program for households displaced from their homes due to recent storms and flooding; and to enter into contracts with program operators and vendors for the programs.

STAFF RECOMMENDATION

That the Housing Authority of the City of San Diego (Housing Authority) take the following actions:

- 1) Authorize the San Diego Housing Commission (Housing Commission) to revise and amend its Fiscal Year 2024 budget in an amount up to \$2,250,000 to allow the use of any appropriate and eligible funding sources to implement and temporarily fund a hotel shelter program and short-term emergency shelter and assistance program, pending potential reimbursement from other sources of funds, which may include philanthropic resources.

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- 2) Authorize the Housing Commission to expend \$1,500,000 toward the hotel shelter program and short-term emergency shelter and assistance program operations and administration to serve households displaced from their homes due to recent storms and flooding in the City of the San Diego. Assistance through these programs would include temporary housing and limited meals for participating households.
- 3) Authorize the Housing Commission's President and Chief Executive Office (President and CEO), exercising reasonable discretion, without further action by either the Housing Commission Board of Commissioners (Board) or the Housing Authority, to expend additional Housing Commission funds toward the hotel shelter program and short-term emergency shelter and assistance program operations and administration in intervals up to \$250,000 each, as needed, as long as the total expended on program operations and administration does not exceed \$2,250,000. The Housing Commission's President and CEO shall provide no less than 24 hours' advance written notice of the decision to authorize the Housing Commission's expenditure of the additional funds at each \$250,000 interval, exercising reasonable discretion, to each Housing Authority member.
- 4) Authorize the Housing Commission's President and CEO, or designee, to enter into contracts with hotel shelter program and short-term emergency shelter and assistance program operators or additional vendors identified and selected in accordance with the Housing Commission's Procurement Policy PO-PUR-373.01 as needed for program operations and administration without further approval by the Housing Commission Board or the Housing Authority.
- 5) Authorize the Housing Commission's President and CEO, or designee, to execute all documents and agreements necessary to effectuate these authorizations, in a form and format approved by General Counsel, and to take such steps as are necessary to implement the actions authorized by the Housing Authority. Housing Commission staff will notify the Housing Authority and the City Attorney's Office about any subsequent amendments or modifications to the documents, and other required documents, including amendments to any documents.

SUMMARY

On January 22, 2024, San Diego Mayor Todd Gloria declared a local state of emergency in the City of San Diego due to a record-breaking rainstorm and ensuing flooding that occurred that day. County of San Diego Interim Chief Administrative Officer Sarah Aghassi also declared a countywide state of emergency on January 22, which the County of San Diego Board of Supervisors ratified on January 24, 2024. On January 23, 2024, California Governor Gavin Newsom also declared a state of emergency in San Diego and Ventura counties due to the impacts of the winter storms. On January 29, 2024, the Council of the City of San Diego unanimously ratified the Mayor's declaration of a state of emergency in the City of San Diego (San Diego Resolution R-2024-334). On January 30, 2024, the County of San Diego Board of Supervisors approved actions toward storm response and recovery, including reallocating \$10 million in American Rescue Plan Act evergreen resources to fund for those impacted by the emergency.

In the aftermath of the storm and flooding, which displaced many City of San Diego residents from their homes, the San Diego Housing Commission (Housing Commission) established an incident command structure and implemented programs to provide emergency hotel placements for City of San Diego households within the budget authority delegated to the Housing Commission's President and Chief

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Executive Officer (President and CEO) in the Housing Authority's approval of the Housing Commission's Fiscal Year 2024 budget (Housing Authority Resolution HA-1990). This program is intended to serve as a bridge until the emergency County of San Diego resources become available.

On Thursday, February 1, 2024, the Housing Commission formally launched the hotel shelter program. Housing Commission staff members have been conducting housing assessments at shelter and resource locations in the City's most impacted areas and started working through referrals provided by community-based organizations. As of Friday, February 2, 2024, the Housing Commission has triaged a total of 152 households for emergency housing needs. As of 12 p.m. Friday, February 2, 2024, 61 households have been placed in hotels, and 14 are pending move-in. An additional 77 households have been connected to other resources.

The Housing Commission does not have any annual budget to support this effort but is working closely with the County of San Diego to understand any requirements for any future California Office of Emergency Services and/or Federal Emergency Management Agency reimbursement.

Estimated Costs to Serve Households for 21 Days	
Household Served	Estimated Cost
200	\$550,000
300	\$800,000
500	\$1,500,000

Additionally, the Housing Commission has turned a recently acquired property into a short-term emergency shelter for households displaced from their homes by the storm and floods. The property previously operated as a hotel on Midway Drive in Council District 2. It has 63 units, of which 59 will be made available. Alpha Project will be operating this short-term emergency shelter.

The City of San Diego, County of San Diego and State of California Department of Housing and Community Development's (HCD) Homekey Program provided funds for the Housing Commission to purchase this property. HCD has granted emergency approvals and waivers to allow the Housing Commission to use this property as a storm shelter (Attachment 1).

AFFORDABLE HOUSING IMPACT

The hotel shelter program and the short-term emergency shelter and assistance program will provide temporary shelter for households displaced from their homes due to the recent storms and floods in the City of San Diego.

FISCAL CONSIDERATIONS

The sources and uses of funds proposed for operations and administration of the hotel shelter program and short-term emergency shelter and assistance program were not included in the Housing Commission's Fiscal Year 2024 budget, which the Housing Authority approved on June 12, 2023 (Housing Authority Resolution HA-1990). Approving the actions proposed in this report would revise and amend the Housing Commission's Fiscal Year 2024 approved budget in an amount up to \$2,250,000 if the Housing Commission's President and CEO, exercising reasonable discretion, exercises the authority proposed to be delegated to the President and CEO to expend funds toward operations and administration of these programs. Funding sources are anticipated to be Housing Commission local funds and/or federal Moving to Work funds, pending potential reimbursement from other sources of

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funds, which may include philanthropic resources. The Housing Commission local funds and Moving to Work funds are currently dedicated to other initiatives.

EQUAL OPPORTUNITY CONTRACTING AND EQUITY ASSURANCE

The Housing Commission will ensure that this program is inclusive and implemented in an equitable manner. Storm-related information and resources have been posted on the Housing Commission's website and will be shared with community-based organizations.

HOUSING COMMISSION STRATEGIC PLAN

This item relates to the Purpose and Core Values in the Housing Commission's Strategic Plan for Fiscal Year (FY) 2022-2024. Purpose: Help individuals, families and the San Diego community thrive. Core Values: At the Housing Commission, we serve our clients with equity, dignity and respect; are committed to excellence and innovation in all we do; and believe in transparency and being good financial stewards.

COMMUNITY PARTICIPATION and PUBLIC OUTREACH EFFORTS

Housing Commission staff members have been conducting housing assessments at shelter and resource locations in the City's most impacted areas and started working through referrals provided by community-based organizations. The Housing Commission also has created and distributed flyers with information about resources for households affected by the storms and a web page at www.sdhc.org/storm. In addition, the Housing Commission continues to coordinate efforts with Council offices and has sent outreach to join Council offices to engage with families in impacted areas.

KEY STAKEHOLDERS and PROJECTED IMPACTS

Stakeholders include households displaced from their homes due to the recent storms and flooding, Alpha Project as the operator of the short-term emergency shelter, hotel operators participating in the hotel emergency shelter program, the Housing Commission, the City of San Diego, the County of San Diego and the State of California.

ENVIRONMENTAL REVIEW

Pursuant to California Government Code 8698.4(a)(4) the California Environmental Quality Act (Division 13 (commencing with Section 21000) of the Public Resources Code) shall not apply to actions taken by a state agency or a city, county, or city and county, to lease, convey, or encumber land owned by a city, county, or city and county, or to facilitate the lease, conveyance, or encumbrance of land owned by the local government for, or to provide financial assistance to, a homeless shelter constructed or allowed by this section. Additionally, the proposed activities to expend funds to operate a hotel shelter program and short-term emergency shelter and assistance program would be categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Existing Facilities), which allows the operation, repair, maintenance permitting, leasing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. The programs will be operated from existing facilities. The provision of any federal funds as the result of this action is conditioned on the City of San Diego's final NEPA review and approval.

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Respectfully submitted,

Lisa Jones

Lisa Jones

President and Chief Executive Officer

San Diego Housing Commission

Attachment 1: HCD Email

Hard copies are available for review during business hours at the information desk in the main lobby of the San Diego Housing Commission offices at 1122 Broadway, San Diego, CA 92101. Docket materials are also available in the “Governance & Legislative Affairs” section of the San Diego Housing Commission website at www.sdhc.org.

Attachment 1

From: Scott, Cari@HCD <Cari.Scott@hcd.ca.gov>
Sent: Wednesday, January 31, 2024 4:03 PM
To: Debra Fischle-Faulk <debraf@sdhc.org>; Marin, Angela@HCD <Angela.Marin@hcd.ca.gov>
Cc: Jeff Davis <jeffd@sdhc.org>
Subject: RE: Emergency Temporary Shelter

External email. Use caution when opening attachments or links from unknown senders.

Good afternoon Debra,

Thank you for the below information and request to use Pacific Village as temporary emergency shelter for displaced households due to San Diego's state of emergency following the storm and flooding.

Due to the disaster, you are approved to use the space as itemized in the bullet points below. We will work to edit the drafted Standard Agreement to include a 105 day extension to the construction, and occupancy milestones.

Thank you,



Cari Scott (she/her)

Assistant Deputy Director
Division of State Financial Assistance
California Department of Housing & Community Development
2020 W. El Camino Avenue, Suite 400 | Sacramento, CA 95833
Phone: 916.890.8919

[Reporting and Compliance: Grant Programs | California Department of Housing and Community Development](#)



From: Debra Fischle-Faulk <debraf@sdhc.org>
Sent: Wednesday, January 31, 2024 3:17 PM
To: Marin, Angela@HCD <Angela.Marin@hcd.ca.gov>
Cc: Scott, Cari@HCD <Cari.Scott@hcd.ca.gov>; Jeff Davis <jeffd@sdhc.org>
Subject: Emergency Temporary Shelter
Importance: High

Hi Angela,

Thanks again for speaking with me about our emergency situation in San Diego. As you're probably aware, the flooding caused by the recent rainstorm resulted in displacing hundreds of households from

their homes. With another rainstorm predicted tomorrow and several days after, we anticipate additional flooding and households being displaced.

We would like to use Pacific Village to provide temporary emergency shelter for displaced households (many of which have lower income) as a temporary measure while the County of San Diego pursues other options.

We have researched the relocation impacts with our relocation consultant and have addressed those issues.

Because there is an immediate and urgent need, our goal is to start moving households in this Friday February 2, 2024. If approved:

- ***Individual households stay will not exceed 30 days.***
- ***The property will be utilized for no more than a total of 90 days for this emergency use.***
- ***We will need a 105-day milestone extension due to this emergency use and to accommodate the need to clean and prep the building for rehab after the households have been relocated.***

Please let us know if this use is acceptable and if you need any additional information.

Thanks much,
Debra

Debra Fischle-Faulk (she/her/hers)
Sr. Vice President, Equity Assurance, Moving to Work and Strategic Planning
San Diego Housing Commission
1122 Broadway,
San Diego, CA 92101
619-578-7411(o)
619-346-2191(c)
debraf@sdhc.org

Closed on alternating Fridays

The San Diego Housing Commission (SDHC) has implemented a two-year pilot program, effective November 1, 2022, to allow some staff to work remotely while continuing to provide quality service to SDHC's customers by phone, email, mail, virtually and with in-person appointments, as needed.

Disclosure: This email communication may be subject to the California Public Records Act and may be viewed by third parties upon request.

Closed every other Friday



HOUSING AUTHORITY OF
THE CITY OF SAN DIEGO

RESOLUTION NUMBER HA- _____

DATE OF FINAL PASSAGE _____

A RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF SAN DIEGO AUTHORIZING THE SAN DIEGO HOUSING COMMISSION TO REVISE AND AMEND ITS FISCAL YEAR 2024 BUDGET TO IMPLEMENT A HOTEL SHELTER PROGRAM AND SHORT-TERM EMERGENCY SHELTER AND ASSISTANCE PROGRAM FOR CITY OF SAN DIEGO RESIDENTS DISPLACED BY THE RECENT STORMS AND FLOODING AND RELATED ACTIONS.

WHEREAS, on January 22, 2024, City of San Diego Mayor Todd Gloria declared a local state of emergency in the City of San Diego (City) due to a record-breaking rainstorm and ensuing flooding; and

WHEREAS, on the same day, the County of San Diego (County) Interim Chief Executive Officer, Sarah Aghassi, declared a countywide state of emergency, which the County Board of Supervisors ratified on January 24, 2024; and

WHEREAS, on January 23, 2024, California Governor Gavin Newsom also declared a state of emergency in the County due to the impacts of winter storms; and

WHEREAS, on January 29, 2024, the Council of the City of San Diego (City Council) ratified the Mayor's declaration of a local state of emergency (San Diego Resolution R-_____); and

WHEREAS, in the aftermath of the storm and flooding, which displaced many City residents from their homes, the San Diego Housing Commission (Housing Commission) established an incident command structure and implemented programs to provide emergency hotel placements for City households displaced by the storm; and

WHEREAS, on February 1, 2024, the Housing Commission launched a hotel shelter program, whereby Housing Commission staff has conducted housing assessments at shelter and resource locations in the City's most impacted areas and reviewed referrals provided by community-based organizations; and

WHEREAS, as of February 2, 2024, the Housing Commission has triaged 152 households for emergency housing needs; placed 61 households in hotels, with 14 additional households pending move-in; and connected 77 households to other resources; and

WHEREAS, additionally, the Housing Commission has turned a property that was recently acquired with City, County, and State of California Department of Housing and Community Development (HCD) Homekey Program funds into a short-term emergency storm shelter for households displaced from their homes by the storm and floods; and

WHEREAS, HCD granted emergency approvals and waivers to allow the Housing Commission to use this property as a short-term emergency storm shelter; and

WHEREAS, the property is located in Council District 2 and has 63 units, of which 59 units will be made available for City residents displaced by the storm; and

WHEREAS, the Housing Commission's initial response was within the budget authority delegated to the Housing Commission's President and Chief Executive Officer (President and CEO) pursuant to Housing Authority Resolution HA-1990 (June 12, 2023); and

WHEREAS, the Housing Commission's Fiscal Year 2024 budget does not include funds to implement a hotel shelter program and short-term emergency shelter and assistance program for City residents displaced by the storm; and

WHEREAS, San Diego Municipal Code section 98.0301(d)(8)(A) requires approval by the Housing Authority of the City of San Diego (Housing Authority) of amendments to the Housing Commission's budget; and

WHEREAS, pursuant to Housing Commission Resolution HC-1758 (Nov. 17, 2017), these proposed actions are being directly referred to the Housing Authority without any action by the Housing Commission Board of Commissioners (Board) because there is not sufficient time to schedule a meeting of the Board to hear this matter in advance of the Housing Authority; and

WHEREAS, Housing Commission staff determined the California Environmental Quality Act (CEQA) (Public Resources Code section 21000 et seq.) shall not apply to these actions pursuant to California Government Code section 8698.4(a)(4), and approval of these actions would be categorically exempt pursuant to title 14 of the California Code of Regulations (CCR) section 15301, Existing Facilities, and that no exception to the exemption in title 14 CCR section 15300.2 applies; and

WHEREAS, the provision of any federal funds as the result of these actions are conditioned on the City's final National Environmental Policy Act (NEPA) review and approval; and

WHEREAS, the Office of the City Attorney has drafted this resolution based on the information provided by Housing Commission staff, and verified by the Housing Commission's General Counsel, with the understanding that this information is sufficient to allow for a proper and complete analysis of this matter; NOW, THEREFORE,

BE IT RESOLVED, by the Housing Authority of the City of San Diego, as follows:

1. The San Diego Housing Commission (Housing Commission) is authorized to revise and amend the Housing Commission Fiscal Year 2024 budget in an amount up to

\$2,250,000 to allow the use of any appropriate and eligible funding sources to implement and temporarily fund a hotel shelter program and short-term emergency shelter and assistance program for City of San Diego (City) residents displaced by the recent storms and flooding, pending potential reimbursement from other sources of funds.

2. The Housing Commission is authorized to expend \$1,500,000 toward the hotel shelter program and short-term emergency shelter and assistance program operations and administration to serve households displaced from their homes due to recent storms and flooding in the City of San Diego, including temporary housing and limited meal services.

3. The Housing Commission President and Chief Executive Officer (President and CEO), exercising reasonable discretion and without further action by the Housing Commission Board of Commissioners (Board) or the Housing Authority of the City of San Diego (Housing Authority), is authorized to expend additional Housing Commission funds toward the hotel shelter program and short-term emergency shelter and assistance program operations and administration in intervals up to \$250,000 each, as needed, as long as the total expended on program operations and administration does not exceed \$2,250,000; the Housing Commission's President and CEO shall provide no less than 24 hours' advance written notice of the decision to authorize the Housing Commission's expenditure of the additional funds at each \$250,000 interval, exercising reasonable discretion, to each Housing Authority member.

4. The Housing Commission President and CEO, or designee, is authorized to enter into contracts with hotel shelter program and short-term emergency shelter and assistance program operators and additional vendors identified and selected in accordance with Housing Commission Procurement Policy, PO-PUR-373.01, as needed for program operations and

administration without further approval by the Housing Commission Board or the Housing Authority.

5. The Housing Commission President and CEO, or designee, is authorized to execute all documents and agreements necessary to effectuate these authorizations, in a form and format approved by General Counsel, and to take such steps as are necessary to implement the actions authorized by the Housing Authority.

6. Housing Commission staff will notify the Housing Authority and the San Diego City Attorney's Office about any subsequent amendments or modifications to all documents and agreements executed to effectuate these authorizations, and other required documents, including amendments to any documents.

APPROVED: MARA W. ELLIOTT, General Counsel

By _____
Justin R. Bargar
Deputy General Counsel

JRB:cw
02/04/2024
Or. Dept: SDHC
Doc. No. 3549177