



SAN DIEGO  
HOUSING  
COMMISSION

# MINUTES

**SAN DIEGO HOUSING COMMISSION  
MINUTES OF THE REGULAR MEETING  
FEBRUARY 16, 2024  
SMART CORNER  
4<sup>TH</sup> FLOOR CONFERENCE ROOM  
1122 BROADWAY  
SAN DIEGO, CA 92101**

## **ATTENDANCE**

Present:

Chair Eugene “Mitch” Mitchell  
Vice Chair Ryan Clumpner  
Commissioner Antoine “Tony” Jackson  
Commissioner Melinda K. Vásquez  
President & CEO Lisa Jones  
General Counsel Chuck Christensen

Not present:

Commissioner Stephen P. Cushman  
Commissioner Johanna Hester  
Commissioner Kellee Hubbard

## **10 CALL TO ORDER**

Chair Mitchell called the Regular Meeting to order at 9:10 a.m.

## **20 NON-AGENDA PUBLIC COMMENT**

Sarafina commented on Kearny Vista Apartments.

## **30 COMMISSIONER COMMENTS**

Vice Chair Clumper requested the monthly update regarding shelter bed availability. Interim Senior Vice President of Homelessness Innovations Casey Snell reported that 278 completed referrals for shelter were processed in January, which is approximately 11 percent of the 2,613 shelter referrals. This is the lowest percentage since tracking started. Year-to-date, the average completion rate is 18 percent of referrals. Of the incomplete shelter referrals, 87 percent were due to the unavailability of a bed that met the person’s needs. In January, referrals were impacted by the January 22, 2024, storms, with intakes suspended at the Bridge Shelter at 16<sup>th</sup> & Newton and the Rachel’s Promise shelter. On average, in the past month, shelters have had approximately 99 percent average occupancy, with six to 13 beds available on any given day.

Chair Mitchell thanked the entire Housing Commission team of employees and expressed the Board of Commissioners’ pride for all they have done in response to the January 22, 2024, storm and floods. Amid long days and frustrations, Housing Commission employees displayed the culture of the



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organization, which is to step up in a time of crisis. Chair Mitchell also thanked Lucky Duck Foundation, Illumina and the San Diego Food Bank for their support of storm-response efforts.

#### **40 REPORT BY THE PRESIDENT & CHIEF EXECUTIVE OFFICER**

##### **Storm Response Update**

In the aftermath of the January 22, 2024, storm and flooding, the Housing Commission established an incident command structure and implemented programs to provide emergency hotel placements for City of San Diego households that were displaced from their homes. Housing assessments were conducted through Sunday, February 11, 2024, at the City's local assistance center for these families. A total of 590 housing assessments were completed overall. The Housing Commission referred 336 households to hotel rooms the Housing Commission procured to provide shelter for storm-impacted families. An additional 52 households were referred to the Housing Commission's property on Midway Drive for short-term, emergency shelter. The Housing Commission referred 85 additional households were to other resources, and 117 households did not need any additional assistance. With a continuing high need for emergency hotel assistance, the Housing Commission increased the funds it was spending on this program within the terms of the approval from the Housing Authority of the City of San Diego on February 6, 2024, for that purpose. The County of San Diego announced on Monday, February 12, 2024, that it has started providing 30 days of temporary lodging for households displaced by the January 22 flooding. People already in short-term hotel rooms for which funding is running out and those who have not yet been in hotels but need temporary lodging due to the flooding will be the first people in the County program. The County also has been working closely with the Housing Commission to provide a smooth transition for households in the Housing Commission's short-term emergency hotel assistance program.

##### **Donations to Support Storm Response**

The Housing Commission's program to provide shelter at hotels or the property owned by the Housing Commission on Midway Drive was always intended to serve as a bridge until the emergency County of San Diego resources became available. The Housing Commission does not have any annual budget to support this effort. The Housing Commission is using local funds and Moving to Work funds that are dedicated for other initiatives to instead temporarily fund these storm shelter initiatives. We continue to work 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.

The staff report presented to the Housing Authority on February 6, 2024, indicated that the Housing Commission anticipated funding sources for these efforts to include potential reimbursement from philanthropic resources. To date, some private-sector, philanthropic contributions have been received. The Lucky Duck Foundation has provided \$100,000. Illumina has contributed \$50,000. The San Diego Food Bank has also been an outstanding partner, providing food for 150 households daily at 12 sites. Alpha Project is operating the short-term emergency shelter at our Midway Drive property and is providing 182 hot meals daily across three sites. President & CEO Jones thanked these organizations for their exceptional efforts to assist households through our programs as well as other initiatives. The Housing Commission has also established a way for members of the public to make financial donations toward the costs of providing short-term shelter and assistance to displaced households. Tax-deductible



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donations may be made to the Housing Commission’s nonprofit affiliate, SDHC Building Opportunities Inc., through Venmo. A QR code and information will be added to the SDHC website. Donations will help defray the expenses the Housing Commission has incurred for the emergency shelter efforts for storm-affected households, which will enable the use of local and Moving to Work funds for the purposes for which they originally were intended. President & CEO Jones also thanked all the Commissioners for their support, guidance and gratitude for these efforts. She also noted that virtually every department and division at the Housing Commission has been involved in this effort, with approximately 50 Housing Commission Homelessness Innovations staff pivoting to spend most of their time, and a lot of their personal time, to support storm-impacted households while also having other caseloads to manage.

### **Multifamily Housing Finance**

One of the written informational reports on the Board of Commissioners’ Agenda is the annual report on Housing Commission’s Multifamily Housing Revenue Bond program. Multifamily Housing Revenue Bonds do not create any financial liability for the City, the Housing Authority or the Housing Commission. The bonds are repaid by private sources of funds, such as revenue from the development, the value of the development itself, or guarantees from creditors. The issuance of these bonds makes a development eligible for non-competitive low-income housing tax credits. These bonds enable affordable housing developers to obtain below-market financing because interest income from the bonds is exempt from state and federal income taxes. The Multifamily Housing Revenue Bond portfolio that the Housing Commission currently manage consists of bonds that supported 90 developments with more than 10,300 affordable rental housing units in the City of San Diego. In calendar year 2023, the issuance of more than \$163 million in bonds toward developments with 555 affordable housing units was authorized. The Housing Commission also participates in an innovative partnership with the California Housing Finance Agency that allows for bonds to be recycled. Typically, when a development’s construction phase is complete, the developer would pay off the majority of its tax-exempt bonds, which would then be retired and no longer available. Bond recycling allows for those bonds to be used again to support a new project. The California Housing Finance Agency is using a large capital investment from Apple to purchase and reissue recycled bonds. In 2023, seven developments that will produce 771 affordable units in San Diego utilized recycled bonds. More information about the Multifamily Housing Revenue Bond Program is available on the Housing Commission’s website.

### **Section 8 Housing Choice Voucher Wait List Update**

One of the indicators of the ongoing, significant need for rental assistance in the San Diego community is the Housing Commission’s rental assistance wait list. At the end of December, the Rental Assistance Division completed a yearlong process to update the wait list. Periodically updating the wait list is important to maintain accurate lists of applicants for the limited amount of federal rental assistance in the City of San Diego. Currently, there are 57,594 households active on the wait list. Roughly 1,000 new applicants join the wait list each month. During the wait list update, the Housing Commission engaged in months of extensive outreach to wait list families before starting on August 30, 2023, to remove unresponsive households. The outreach included contracting with community-based organizations to serve as an access point for those who needed in-person assistance to respond to the update. President & CEO Jones thanked Casa Familiar, Chicano Federation, Logan Heights



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Community Development Corporation, Refugee Assistance Center, Horn of Africa Community and United Women of East Africa for partnering with the Housing Commission on this effort. Letters and emails were also sent to individual households on the wait list, and the Housing Commission raised awareness through multiple posts about the update on the Housing Commission’s social media accounts. Opportunities are provided for households to request to reinstate their original application if they have been removed from the list. Requests are allowed for reinstatement up to 24 months after the update deadline for the household, and any household with a disability can be reinstated to the Wait Lists with their original application date and time regardless of when they request reinstatement.

### **REACH Program**

The Housing Commission’s collaboration with community-based organizations for the Wait List update was called Raise and Expand Access with Community Help—or REACH. The Housing Commission is extending REACH as a pilot program to assist the households that currently receive Section 8 Housing Choice Voucher rental assistance from the Housing Commission. Casa Familiar, Chicano Federation, Logan Heights Community Development Corporation, Refugee Assistance Center, Horn of Africa Community and United Women of East Africa provide assistance in person or by telephone. They help households use computers and scanners to access the Housing Commission’s online systems. They also assist the rental assistance families to complete paperwork and gather verification documents like Social Security benefit letters, proof of unemployment benefits or denial of those benefits, CalWORKS payments, or Veterans Affairs benefits documents. The community-based organizations are an added resource to increase accessibility to Housing Commission programs.

### **Harrington Heights Groundbreaking**

On January 30, 2024, the Harrington Heights development in East Village celebrated is groundbreaking. The rental apartments at Harrington Heights will remain affordable for 55 years for households with lower income. Based on the area median income today, that means some of the units will have rent affordable for individuals earning about \$24,000 a year or less. Other units will be affordable for families of three earning about \$62,000 a year or less—with a mix of additional affordable units as well. To make this development possible, the Housing Commission has awarded 115 rental housing vouchers to help pay rent for many of those who will live at Harrington Heights. Of those vouchers, 75 will assist individuals and veterans experiencing homelessness, and 40 are for households with lower income that are not experiencing homelessness. The Housing Commission also awarded was an \$8 million loan that consists of federal and local funds the Housing Commission administers: HOME funds the U.S. Department of Housing and Urban Development awarded to the City of San Diego and the City of San Diego Affordable Housing Fund. Financing for this development also includes Multifamily Housing Revenue Bonds that the Housing Commission authorized, with the Housing Authority’s approval.

### **SkyLINE Groundbreaking**

On February 15, 2024, Vice Chair Clumpner represented the Housing Commission at the groundbreaking of the SkyLINE Apartments development. This development is being built on a portion of a vacant Metropolitan Transit System parking lot at the Rancho Bernardo Transit Station. When it is completed, it will provide 99 affordable rental apartments for families earning 30 percent to 55 percent of San Diego’s Area Median Income (AMI). The Housing Commission awarded 30 rental housing



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vouchers to help pay rent for the residents with the lowest income—30 percent of AMI. The Board of Commissioners also authorized the issuance of Multifamily Housing Revenue Bonds toward the financing for this development, with the Housing Authority’s approval. This development is a collaboration among the City of San Diego, County of San Diego, the Housing Commission, the Metropolitan Transit System, the developer, Affirmed Housing, and additional partners.

Regarding the President & CEO’s report on the storm response, Vice Chair Clumpner commented that the flood damage from the January 22, 2024, storm occurred in communities that have experienced decades of targeted underinvestment. The limited funds that serve the most vulnerable residents are now being used to pay for the Housing Commission’s storm-response efforts, which is the worst way to handle a response to a predictable disaster. He also thanked Housing Commission staff for all they are doing for storm response.

Commissioner Vásquez thanked Vice Chair Clumpner for his comments and expressed her gratitude to Housing Commission staff for all their help with the storm response. She advocates for every municipality to have a Housing Commission. Responding to the storm crisis when it is outside of the agency’s responsibilities represents what the Housing Commission is as an organization. Some kind of plan should be developed with the County and City of San Diego and congressional representatives for emergency relief funding to be available.

Chair Mitchell said Commissioners sincerely care, and service on the Board is not just an appointment. The storm response is not part of the Housing Commission’s job, but it is part of the agency’s culture.

#### **50     APPROVAL OF THE MINUTES**

Motion by Commissioner Jackson to approve the January 19, 2024, Regular Meeting Minutes. Seconded by Vice Chair Clumpner and passed by a vote of 3-0. Commissioner Vásquez abstained.

#### **CONSENT AGENDA**

Motion by Commissioner Jackson to approve Items 100 and 103 on consent. Seconded by Vice Chair Clumpner and passed by a vote of 4-0.

#### **100     HCR24-031 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 – 2087 Hotel Circle South**

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 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



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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.

- 2) If the application is approved, authorize and direct the Housing Commission 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.

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.

**103 HCR24-012 Fiscal Year 2025 Moving to Work Annual Plan Approval**

That the San Diego Housing Commission (Housing Commission) Board of Commissioners (Board) take the following actions:

- 1) Approve the Housing Commission's Fiscal Year (FY) 2025 Moving to Work (MTW) Annual Plan.
- 2) Authorize the President and Chief Executive Officer, or designee, to execute all documents and instruments 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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## **DISCUSSION AGENDA**

### **101 HCR24-017 Building Rehabilitation Contract for Pacific Village**

Josh Hoffman, Vice President of Real Estate Development Services, Real Estate Division, presented the request for approval.

Motion by Commissioner Vásquez to approve staff's recommendation. Seconded by Commissioner Jackson and passed by a vote of 4-0.

That the San Diego Housing Commission (Housing Commission) Board of Commissioners (Board) take the following actions:

- 1) Authorize the President and Chief Executive Officer (President and CEO), or designee, to enter into a contract with LDCo. Inc. (LDCo.) in an amount not to exceed \$13,149,934 for general construction services at Pacific Village at 3737-3747 Midway Drive, San Diego, 92110, which the Housing Commission owns and manages. The contract term shall align with the completion date required by the State of California Department of Housing and Community Development (HCD) Homekey Program, currently set at January 9, 2025.
- 2) Authorize the President and CEO, or designee, to use project contingency and amend the contract, as needed, as long the total amount of the contract plus amendments does not exceed \$14,420,126 without further approval from the Housing Commission Board. The contingency will not be expended unless there is a demonstrated need.
- 3) Authorize the President and CEO, or designee, to substitute the identified contract funding sources with other available funding sources, as long as the total activity amount after substitution does not exceed the approved total hard cost budget, including the contingency, of \$14,420,126, should the need arise, without further action by the Housing Commission Board or Housing Authority of the City of San Diego, but only if and to the extent that funds are determined to be available for such purposes.
- 4) Authorize the 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 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 HCR24-030 Approval of the Contract Amendment between the San Diego Housing Commission and Father Joe’s Villages to Operate the City of San Diego Bridge Shelter at Golden Hall located at 202 C Street, San Diego, CA 92101**

Casey Snell, Interim Senior Vice President, Homelessness Innovations, Strategic Initiatives and Homelessness Innovations Division, and Jonathan Herrera, Director, Homelessness Innovations, Strategic Initiatives and Homelessness Innovations Division, presented the request for approval.

Motion by Commissioner Jackson to take the staff-recommended actions. Seconded by Commissioner Vásquez and passed by a vote of 4-0.

That the San Diego Housing Commission (Housing Commission) Board of Commissioners (Board) take the following actions:

- 1) Authorize an amendment to the operating agreement with Father Joe’s Villages for the operation of the City of San Diego’s Bridge Shelter for Single Adults, increasing the operating budget by \$1,189,036, for a revised Fiscal Year 2024 operating budget of \$5,775,220. The funding source for the amendment is expected to be Homeless Housing, Assistance and Prevention (HHAP) grant funds.
- 2) Authorize the Housing Commission’s President & Chief Executive Officer (President & CEO), or designee, to execute all documents and instruments that are necessary and/or appropriate to implement these approvals, in a form and format approved by General Counsel, and to take such actions 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.
- 3) Authorize the Housing Commission’s President & CEO, or designee, to substitute funding sources and/or increase compensation by not more than 20 percent of the total agreement amount for the proposed agreement, 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.

**104 HCR24-013 Workshop & Discussion: Section 8 Housing Choice Voucher Program**

Azucena Valladolid, Executive Vice President of Rental Assistance and Workforce Development, Rental Assistance Division, and Carrie Bell, Senior Vice President of Rental Assistance, Rental Assistance Division, presented an informational workshop to provide an overview of the San Diego Housing Commission’s (Housing Commission) rental assistance programs.





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**ADJOURNMENT**

Chair Mitchell adjourned the Regular Meeting at 10:57 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