



REGULAR MEETING AGENDA

SAN DIEGO HOUSING COMMISSION
REGULAR MEETING AGENDA
MARCH 15, 2024, 9:00 A.M.
SMART CORNER
4TH FLOOR CONFERENCE ROOM
1122 BROADWAY
SAN DIEGO, CALIFORNIA 92101

Chair Eugene “Mitch” Mitchell
Vice Chair Ryan Clumpner
Commissioner Stephen P. Cushman
Commissioner Johanna Hester
Commissioner Kellee Hubbard
Commissioner Antoine “Tony” Jackson
Commissioner Melinda K. Vásquez

The San Diego Housing Commission (Housing Commission) Board of Commissioners meets in person. Members of the public who wish to provide Non-Agenda Public Comments or comments on items on the agenda should attend the meeting in person and complete and submit a written speaker slip on the day of the meeting before the item on which they wish to speak is called.

Assistance for the Disabled: Agendas, reports and records are available in alternative formats upon request. Please contact SDHCdocketinfo@sdhc.org, (619) 578-7550 (voice) or (619) 398-2440 (TTY) at least five days prior to the meeting.

Questions Regarding Agenda Items: For specific questions regarding any item on the San Diego Housing Commission agenda, please contact SDHCdocketinfo@sdhc.org or (619) 578-7550. Internet access to agendas and reports is available at <https://www.sdhc.org/governance-legislative-affairs/sdhc-board-of-commissioners/meetings/>

ITEMS

10 CALL TO ORDER

20 NON-AGENDA PUBLIC COMMENT

At this time, individuals may address the San Diego Housing Commission (Housing Commission) Board of Commissioners (Board) on any subject in its area of responsibility that is not presently pending before the Housing Commission Board. Pursuant to the Brown Act, the Housing Commission Board can take no action.

30 COMMISSIONER COMMENTS



Regular Housing Commission Meeting of March 15, 2024

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

50 **APPROVAL OF THE MINUTES**

February 16, 2024, Regular Meeting [Minutes](#)

ADOPTION AGENDA

All of the actions of the San Diego Housing Commission Board of Commissioners (Housing Commission Board) listed in the agenda are final seven days after Housing Commission Board action unless the Housing Authority of the City of San Diego asks to review the decision of the Housing Commission Board within the seven-day period.

100 **[HCR24-036 Housing Authority Designation and Identification of the San Diego Housing Commission's Agency Representatives for Labor Negotiations](#)**

That the San Diego Housing Commission (Housing Commission) Board of Commissioners (Board) recommend that the Housing Authority of the City of San Diego (Housing Authority) take the following actions:

- 1) Pursuant to California Government Code sections 3505 and 54957.6(a) and other applicable state and local laws and regulations, the Housing Authority designates and identifies the following individuals as the Housing Commission's labor representatives on the Management Team for negotiations with the Housing Commission's recognized employee organization and authorizes these representatives to attend closed session meetings for the purpose of providing information to the Housing Authority related to meet and confer and receiving instruction from the Housing Authority, so that the Housing Commission's labor representatives may participate in meet and confer on behalf of the Housing Commission, taking Housing Authority-approved bargaining positions:

Lisa Jones, President and Chief Executive Officer, San Diego Housing Commission

Jeff Davis, Deputy Chief Executive Officer, San Diego Housing Commission

Suket Dayal, Executive Vice President of Business Administration and Chief Financial Officer, San Diego Housing Commission

Michael McKenna, Vice President of Human Resources, San Diego Housing Commission

Tina Holmes, Director of Human Resources, San Diego Housing Commission

Charles B. Christensen, General Counsel, San Diego Housing Commission

Joel Mason, General Counsel, San Diego Housing Commission



Regular Housing Commission Meeting of March 15, 2024

- 2) In accordance with California Government Code section 54954.5(f), the Housing Authority consents to the participation of an agent or designee for a specified designated representative if circumstances necessitate the absence of the specified designated representative; however, the name of the agent or designee must be announced at an open session meeting of the Housing Authority held prior to the closed session.
- 3) The Housing Authority authorizes the following Housing Commission labor representatives to execute tentative agreements and memoranda of understanding reached in meet and confer, and to present all tentative agreements and memoranda of understanding reached in meet and confer to the Housing Authority for final determination and approval by the Housing Authority as to policy and the Housing Authority General Counsel as to form or correctness:

Lisa Jones, President and Chief Executive Officer, San Diego Housing Commission

Jeff Davis, Deputy Chief Executive Officer, San Diego Housing Commission

Suket Dayal, Executive Vice President of Business Administration and Chief Financial Officer, San Diego Housing Commission

Michael McKenna, Vice President Human of Resources, San Diego Housing Commission

Tina Holmes, Director of Human Resources, San Diego Housing Commission

Charles B. Christensen, General Counsel, San Diego Housing Commission

Joel Mason, General Counsel, San Diego Housing Commission

- 4) The Housing Authority designates the following individuals from the Office of the Independent Budget Analyst as representatives within the meaning of California Government Code section 54957.6(a) to attend closed session meetings of the Housing Authority and to serve in the capacity as observers at “meet and confer” sessions, but they are not designated as labor negotiators for the Housing Authority of the City of San Diego:

Charles Modica, Independent Budget Analyst

Lisa Byrne, Fiscal and Policy Analyst, Office of the Independent Budget Analyst

Amy Li, Fiscal and Policy Analyst, Office of the Independent Budget Analyst

- 5) The Housing Authority designates the following individuals from the Office of the General Counsel of the Housing Authority of the City of San Diego as representatives within the meaning of California Government Code section 54957.6(a) to attend closed session meetings



Regular Housing Commission Meeting of March 15, 2024

of the Housing Authority; to perform legal work, as required by applicable law, and to serve in the capacity as observers at “meet and confer” sessions, but they are not designated as members of the Housing Commission’s labor representatives:

Mara W. Elliott, City Attorney, City Attorney’s Office and General Counsel, Housing Authority

Leslie Fitzgerald, Assistant City Attorney, City Attorney’s Office and Assistant General Counsel, Housing Authority

Jim McNeill, Assistant City Attorney, City Attorney’s Office and Assistant General Counsel, Housing Authority

Joan Dawson, Senior Deputy City Attorney, City Attorney’s Office and Senior Deputy General Counsel, Housing Authority

101 [HCR24-026 Fiscal Year 2025 Admissions and Continued Occupancy Policy Update for Public Housing](#)

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

- 1) Approve the revised Admissions and Continued Occupancy Policy for Public Housing (Attachment 1), pursuant to the authority delegated to the Housing Commission Board by the Housing Authority of the City of San Diego (Housing Authority) in Housing Authority Resolution HA-1036, adopted December 7, 1999.
- 2) Authorize the Housing Commission’s President and Chief Executive Officer (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, provided that a copy of the documents, signed as to form by General Counsel, is submitted to each Housing Commissioner.

102 [HCR24-022 Fiscal Year 2025 Section 8 Housing Choice Voucher Administrative Plan Approval](#)

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

- 1) Approve the proposed revisions to the Fiscal Year (FY) 2025 Section 8 Housing Choice Voucher Administrative 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



Regular Housing Commission Meeting of March 15, 2024

approvals, provided that a copy of the documents, signed as to form by General Counsel, is submitted to each Housing Commissioner.

103 [HCR24-043 Revisions to the Previously Approved Housing Authority Resolutions HA-1882 and HA-1924 That Authorized the San Diego Housing Commission to Submit an Application for State of California CalHome Program Funds](#)

That San Diego Housing Commission (Housing Commission) Board of Commissioners (Board) recommend that the Housing Authority of the City of San Diego (Housing Authority) take the following actions:

- 1) Approve revisions to the previously approved Housing Authority Resolutions HA-1882 and HA-1924 (Attachments 1 and 2) that authorized the Housing Commission's President and Chief Executive Officer (President and CEO), or designee, in a form of an amended resolution, a revised resolution, or a new resolution, or such other form of resolution, as determined by the office of the City Attorney, to apply to the California Department of Housing and Community Development (HCD) for up to \$5 million in CalHome Program funds.
- 2) Affirm that Lisa Jones, President and CEO of the San Diego Housing Commission, or designee, is authorized to execute all documents and instruments that are necessary and/or appropriate to implement these approvals, and to take such actions as are necessary and/or appropriate to implement these approvals as previously approved in Resolutions HA-1882 and HA-1924.
- 3) Authorize such budget amendments as are necessary to allow for the utilization of any CalHome Program Funds.

104 [HCR24-037 Amendment to Agreement with Insight Public Sector Inc. for Microsoft Enterprise Licensing](#)

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

- 1) Authorize an amendment to the Housing Commission's agreement with Insight Public Sector Inc. for the Microsoft Enterprise License Agreement to increase the maximum allowable compensation in the amount of \$318,749.40 for a maximum total compensation amount of \$915,872.88
- 2) Authorize the President and Chief Executive Officer (President and CEO), or designee, to substitute the funding sources with other available funding sources so long as the total program/project budget amount after substitution does not exceed the approved total budget, and to increase compensation by not more than percent of the total agreement amount, if necessary, should the operational need arise without further action by the Housing Commission Board.



Regular Housing Commission Meeting of March 15, 2024

- 3) 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, are submitted to each Housing Commissioner.

105 [HCR24-041](#) [2024-2025 Procurement of Property Insurance Coverage](#)

Advance notice of San Diego Housing Commission hearing of the following matter has been provided to the Housing Authority Members pursuant to the provisions of San Diego Municipal Code Section 98.0301(e)(4)(A)-(B).

That the San Diego Housing Commission (Housing Commission) Board of Commissioners (Board) authorize the procurement and binding of property insurance coverage for the Housing Commission from Public Risk Innovation, Solutions, and Management (PRISM) in an amount not to exceed \$1,693,000 plus 5 percent as a contingency reserve, with effective dates of March 31, 2024, to March 31, 2025.

106 [HCR24-034](#) [Loan Recommendation for Kindred Apartments](#)

Advance notice of San Diego Housing Commission Hearing of the following matter has been provided to the Housing Authority Members pursuant to the provisions of San Diego Municipal Code Section 98.0301(e)(4)(A)-(B) for Staff Recommendations No. 1.

That the San Diego Housing Commission (Housing Commission) Board of Commissioners (Board), take the following actions as described in this report:

- 1) Approve a proposed residual receipts loan in an amount not to exceed \$7,955,600 to Kindred Cortez Hill LP, a California limited partnership, to facilitate the acquisition and new construction of Kindred Apartments, a development at 1501 Sixth Ave., in the Downtown Community Plan Area, which will consist of 125 units that will remain affordable for 55 years. Of the development's 126 total units, 59 units will be reserved as permanent supportive housing units for seniors aged 55 and older who experienced homelessness with income up to 30% of San Diego's Area Median Income (AMI), 66 units will be reserved for families earning 30% to 60% of AMI, and one unit will be an unrestricted manager's unit.

The Housing Commission's proposed loan will be contingent upon the developer receiving all necessary third-party funding commitments as described in this report. Such third-party funding commitments will be subject to the Housing Commission General Counsel's approval.

- 2) Authorize the President and Chief Executive Officer (President & CEO), or designee, to:
 - a. Execute all necessary documents and instruments to effectuate the transaction and implement the project, in a form approved by the General Counsel, and to take such actions



Regular Housing Commission Meeting of March 15, 2024

as are necessary, convenient, and/or appropriate to implement the approvals upon advice of the General Counsel, provided that a copy of the documents, signed as to form by General Counsel, is submitted to each Housing Commissioner.

- b. To adjust financing terms/conditions, as necessary, for consistency with requirements of other funding sources or to accommodate market changes that may occur, provided that the proposed \$7,955,600 maximum loan amount may not increase.
- c. Substitute approved funding sources with any other available funds as deemed appropriate, contingent upon budget availability, and further authorize the Interim President & CEO, or designee, to take such actions as are necessary, convenient, and/or appropriate to implement this approval and delegation of authority by the Housing Commission upon advice of the General Counsel.

107 [HCR24-025](#) [Workshop & Discussion: Section 8 Housing Choice Voucher Program](#)

An informational workshop will be presented to provide an overview of the San Diego Housing Commission’s (Housing Commission) rental assistance programs.

CLOSED SESSION

It is anticipated that the San Diego Housing Commission will convene in closed session on Friday, March 15, 2024, at 9:00 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.
- III. Commissioner comments, if any.
- IV. Commission will convene in closed session to consider the following agenda:
 - A. CONFERENCE WITH LABOR NEGOTIATORS pursuant to Government Code section 54957.6:

Agency Representatives: Lisa Jones, Jeff Davis, Suket Dayal, Michael McKenna, Tina Holmes, Charles B. Christensen and Joel Mason for the San Diego Housing Commission

Employee Organization: Service Employees International Union, Local 221, AFL-CIO

Counsel’s Description of General Nature of Closed Session: Agency Representatives will seek direction from the Commission concerning labor negotiations.



SAN DIEGO
HOUSING
COMMISSION

Regular Housing Commission Meeting of March 15, 2024

- V. Announcement of Actions Taken in Closed Session.
- VI. Adjournment.

INFORMATIONAL REPORTS

[HCR24-021 San Diego Housing Commission Semi-Annual Grant Report July 1, 2023 through December 31, 2023](#)

[HCR24-015 Agency Financial Statements – Second Quarter Fiscal Year 2024 \(Unaudited\)](#)

[HCR24-033 Investment Report – Second Quarter Fiscal Year 2024](#)