



SAN DIEGO  
HOUSING  
COMMISSION

## REGULAR MEETING AGENDA

SAN DIEGO HOUSING COMMISSION  
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APRIL 12, 2024, 9:00 A.M.  
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](mailto: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](mailto: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

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



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**50 APPROVAL OF THE MINUTES**

March 15, 2024, Regular Meeting [Minutes](#)

March 15, 2024, Special 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 [HCR24-047 Appoint Members to San Diego Housing Commission Board of Commissioners' Committees](#)**

That the San Diego Housing Commission (Housing Commission) Board of Commissioners (Board) confirm the following recommended appointments to Housing Commission Board Committees:

- 1) **Strategic Plan Committee:** Vice Chair Ryan Clumpner, Commissioner Kellee Hubbard and Commissioner Melinda Vásquez.
- 2) **Audit Committee:** Chair Eugene “Mitch” Mitchell, Commissioner Johanna Hester, and Commissioner Tony Jackson.
- 3) **Investment Committee:** Vice Chair Ryan Clumpner, Commissioner Stephen Cushman, and Commissioner Melinda Vásquez.

**101 [HCR24-045 Agreement with Equifax Workforce Solutions LLC for Employment and Income Verification Services](#)**

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

- 1) Authorize the execution of the first option to renew the contract between the Housing Commission and Equifax Workforce Solutions LLC (Equifax) for Employment and Income Verification Services for the Section 8 Housing Choice Voucher program for a one-year term from May 1, 2024, through April 30, 2025, in an amount not to exceed \$263,488.
- 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 20 percent of the total agreement amount, if necessary, should the operational need arise without further action by the Housing Commission Board.
- 3) 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



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

**102     [HCR24-039 Approval of the Operating Agreements between the San Diego Housing Commission and Hope the Mission to Operate the City of San Diego’s Storage Connect Centers](#)**

*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) take the following actions:

- 1) Approve the execution of a 13-month initial contract, with two one-year options to renew, with Hope the Mission to operate the City of San Diego’s Storage Connect Center I program at 116 South 20<sup>th</sup> St., San Diego, CA 92113, for a term of June 1, 2024, through June 30, 2025, with an annual budget of \$1,241,100. The requested action is contingent on the City of San Diego making funds available through its annual fiscal year budgeting process and exercising the first of three one-year options to renew the Master Memorandum of Understanding between the City of San Diego and the Housing Commission for the administration of homelessness programs.
- 2) Approve the execution of a 13-month initial contract, with two one-year options to renew, with Hope the Mission to operate the City of San Diego’s Storage Connect Center II program at 5453 Lea St., San Diego, CA 92105, for a term of June 1, 2024, through June 30, 2025, with an annual budget of \$602,700. The requested action is contingent on the City of San Diego making funds available through its annual fiscal year budgeting process and exercising the first of three one-year options to renew the Master Memorandum of Understanding between the City of San Diego and the San Diego Housing Commission for the administration of homelessness programs.
- 3) 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 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, are submitted to each Housing Commissioner.
- 4) Authorize the Housing Commission’s President and 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 of the City of San Diego, but only if and to the extent that funds are determined to be available for such purposes.



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**103**     **[HCR24-044 Final Bond Authorization and Tax, Equity and Fiscal Responsibility Act Hearing and Resolution for Sea Breeze Gardens Apartments](#)**

*A Tax Equity and Fiscal Responsibility Act (TEFRA) hearing is scheduled to be heard by the San Diego Housing Commission (Housing Commission) Board of Commissioners on April 12, 2024, at 9 a.m. Any two members of the Housing Authority of the City of San Diego (Housing Authority) or San Diego City Council (City Council) may request that this hearing not take place and instead be heard by the Housing Authority and City Council by giving notice to the Housing Commission’s President and Chief Executive Officer, or designee, within seven days of the date of this notice.*

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**

- 1) Hold a Tax Equity and Fiscal Responsibility Act (TEFRA) public hearing approving the Housing Authority’s issuance of tax-exempt Multifamily Housing Revenue Bonds in an aggregate amount not to exceed \$75,000,000 to facilitate Sea Breeze Gardens Preservation LP’s acquisition and rehabilitation of Sea Breeze Gardens, a 268-unit affordable housing development at 4808-4888 Logan Ave. in the Chollas Valley neighborhood in Council District 4, which will consist of 266 units that will remain affordable for 55 years for families earning 30 percent to 60 percent of the San Diego Area Median Income (AMI) and two unrestricted managers’ unit.
- 2) Approve an updated financing team to include Jones Hall as Bond Counsel.

**Housing Authority**

- 1) Authorize the issuance of tax-exempt Multifamily Housing Revenue Bonds in an aggregate amount not to exceed \$75,000,000 to facilitate Sea Breeze Gardens Preservation LP’s acquisition and rehabilitation of Sea Breeze Gardens, a 268-unit affordable housing development at 4808-4888 Logan Ave. in the Chollas Valley neighborhood in Council District 4 which will consist of 266 units that will remain affordable for 55 years for families earning between 30 percent to 60 percent of the San Diego Area Median Income (AMI) and two unrestricted manager’s 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 \$75,000,000 to facilitate Sea Breeze Gardens Preservation LP's acquisition and rehabilitation of Sea Breeze Gardens, a 268-unit affordable housing development at 4808-4888 Logan Ave. in the Chollas Valley neighborhood in Council District 4, which will consist of 266 units that will remain affordable for 55 years for families earning 30 percent to 60 percent of the San Diego Area Median Income (AMI) and two unrestricted managers' units.

#### **104 [HCR24-023 Proposed Fiscal Year 2025 City of San Diego Affordable Housing Fund Annual Plan](#)**

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

- 1) Approve the Proposed Fiscal Year (FY) 2025 City of San Diego Affordable Housing Fund Annual Plan Program Activity Allocation of \$39,403,834 in anticipated funds (also included in the proposed FY 2025 Housing Commission Budget), of which \$23,119,854 was approved in prior years, and the proposed Model Programs.
- 2) Authorize the Housing Commission's President and Chief Executive Officer (President and CEO), or designee, to reallocate funds among the proposed Model Programs included in the FY 2025 AHF Annual Plan in response to market demands and opportunities.

#### **105 [HCR24-028 Workshop & Discussion: San Diego Housing Commission Proposed Fiscal Year 2025 Budget](#)**

An informational workshop will be presented regarding the San Diego Housing Commission's proposed Fiscal Year 2025 Budget. No action will be taken on this item.

#### **106 [HCR24-038 Workshop & Discussion: Fiscal Year 2025 Moving to Work Annual Plan Amendment](#)**

An informational workshop will be presented regarding the Fiscal Year 2025 Moving to Work (MTW) Annual Plan Amendment. No action will be taken on this item.

### **INFORMATIONAL REPORT**

#### **[HCR24-035 Status of Loan Portfolio - Fiscal Year 2024 Second Quarter](#)**