

**HOUSING AUTHORITY OF THE CITY OF SAN DIEGO
MEETING MINUTES
TUESDAY, OCTOBER 5, 2021
CITY COUNCIL CHAMBERS – 12TH FLOOR**

VIRTUAL MEETING

The Meeting of the Housing Authority of the City of San Diego was called to order at 4:02 p.m.

ATTENDANCE

Present:

Council President Jennifer Campbell, District 2
Councilmember Joe LaCava, District 1
Council President Pro Tem Stephen Whitburn, District 3
Councilmember Monica Montgomery Steppe, District 4
Councilmember Marni von Wilpert, District 5
Councilmember Chris Cate, District 6
Councilmember Raul Campillo, District 7
Councilmember Vivian Moreno, District 8
Councilmember Sean Elo-Rivera, District 9

APPROVAL OF HOUSING AUTHORITY MINUTES

Motion by Councilmember Campillo to approve the minutes of July 27, 2021. Seconded by Councilmember Montgomery Steppe and passed by a vote of 9-0.

NON-AGENDA PUBLIC COMMENT

Lori Saldaña commented on public comments and housing concerns.
Nicole Wall commented on housing assistance regulations.

DISCUSSION AGENDA:

ITEM 1: HAR21-020 Approval of an Amendment to the Memorandum of Understanding between the City of San Diego and the San Diego Housing Commission for Oversight and Administration of the City of San Diego's COVID-19 Housing Stability Assistance Program; Authorization for the San Diego Housing Commission to Accept and Expend Additional Federal American Rescue Plan Act Funds Allocated by the State of California to Support the Program; Approval to Reallocate Funds to Support an Eviction Prevention and Education Program; and Approval of Related Actions

Azucena Valladolid, Executive Vice President of Rental Assistance, San Diego Housing Commission; Molly Chase, Vice President of Policy, San Diego Housing Commission; and Angela Nazareno Clark, HUD Program Manager, Economic Development Department, City of San Diego, presented the request for approval.

Motion by Council President Pro Tem Whitburn to take the following staff-recommended actions. Seconded by Councilmember Elo-Rivera and passed by a vote of 9-0.

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

- 1) Authorize the Housing Commission to execute an amendment to the Memorandum of Understanding (MOU) between the Housing Commission and the City of San Diego for the Housing Commission to continue to oversee and administer the City of San Diego's COVID-19 Housing Stability Assistance Program with new funding to provide emergency rental assistance and/or utility assistance to households with low income in the City of San Diego that experience financial hardship and to reallocate federal Coronavirus Aid, Relief, and Economic Security (CARES) Act Community Development Block Grant (CDBG-CV) funds, awarded to the City of San Diego and previously allocated to the Housing Commission, to unobligated CDBG for the creation of an eviction prevention and education program to be administered by the Housing Commission;
- 2) Authorize the Housing Commission to amend its Fiscal Year 2022 budget in the amount of \$39,712,779.17 in federal American Rescue Plan Act (ARPA) funds allocated by the State of California to the City of San Diego to be administered by the Housing Commission to provide rental assistance and/or utility assistance to households with low income in the City of San Diego that experience financial hardship and to cover administrative expenses in accordance with federal and state funding requirements;
- 3) Authorize the Housing Commission to reallocate \$5,000,000 from federal CARES Act CDBG-CV funds, awarded to the City of San Diego within City of San Diego Fund 600000, Grant 1000651-2021, and previously allocated to the Housing Commission, to the City's CDBG Unobligated account for the creation of an eviction prevention and education activity to be administered by the Housing Commission;
- 4) Authorize the Housing Commission's President & CEO, or designee, to modify the COVID-19 Housing Stability and Assistance Program, if necessary, without further action by the Housing Commission's Board of Commissioners (Board) or the Housing Authority, but only if and to the extent that such changes comply with the terms of the executed amended MOU and are necessary to fulfill federal and state funding requirements;
- 5) Authorize the Housing Commission's President & CEO, or designee, to substitute approved funding sources with any other available funds as deemed appropriate, contingent upon budget availability, and further authorize the 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; and
- 6) Authorize the Housing Commission's President & CEO, or designee, to execute all necessary 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.

**ITEM 2: HAR21-018 Final Note and Bond Authorization for Aquila Apartments
(Formerly 3Roots)**

Colin Miller, Vice President of Multifamily Housing Finance, Real Estate Division, San Diego Housing Commission, presented the request for approval.

Lori Saldaña and John Brady spoke in favor.

Motion by Councilmember Cate to take the following staff-recommended actions. Seconded by Councilmember LaCava and passed by a vote of 9-0.

That the Housing Authority of the City of San Diego (Housing Authority) authorize the issuance of tax-exempt Multifamily Housing Revenue Note and Bond in an aggregate amount not to exceed \$40,000,000 and a taxable Housing Authority Multifamily Housing Revenue Note in an amount not to exceed \$30,000,000 to fund 3Roots CIC L.P.'s construction of Aquila Apartments, a new affordable rental housing development to be located at 9900 Camino Santa Fe, San Diego, in the Mira Mesa neighborhood, which will consist of 180 units: 178 units that will remain affordable for 55 years for individuals and families earning between 30 percent and 60 percent of the San Diego Area Median Income (AMI), including two managers' units affordable to households with income up to 65 percent of AMI.

ITEM 3: HAR21-011 Approval of a Memorandum of Understanding between the San Diego Housing Commission, Housing Authority of the City of San Diego, and the California Housing Finance Agency to Participate in a Tax-Exempt Bond Recycling Program

Colin Miller, Vice President of Multifamily Housing Finance, Real Estate Division, San Diego Housing Commission, presented the request for approval.

John Brady and Lori Saldaña spoke in favor.

Motion by Councilmember Moreno to take the following staff-recommended actions as amended to change the noticing address for the Housing Authority from the San Diego Housing Commission address to the City Administration Building address, attention to the Council President and a copy sent to the City Attorney. Seconded by Councilmember Montgomery Steppe and passed by a vote of 9-0.

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

- 1) Authorize the execution of a Memorandum of Understanding (MOU) between the Housing Commission, the Housing Authority, and the California Housing Finance Agency (CalHFA) to participate in a tax-exempt bond recycling program;
- 2) Authorize the Housing Commission's President & CEO, or designee, to modify MOU, if necessary, without further action by the Housing Commission's Board of Commissioners (Board) or the Housing Authority, but only if and to the extent that such changes comply with the terms of the executed MOU and are necessary to fulfill federal and state funding requirements;
- 3) Authorize the Housing Commission's 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; and
- 4) Authorize the Housing Commission's President & CEO, or designee, to execute all necessary 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.

ITEM 4: HAR21-017 Application for State of California CalHome Program Funds

Sujata Raman, Vice President, Single-Family Housing Finance, Real Estate Division, San Diego Housing Commission, presented the request for approval.

Motion by Councilmember Montgomery Steppe to take the following staff-recommended actions. Seconded by Councilmember Moreno and passed by a vote of 9-0.

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 Resolution (HA-1882) that authorized the San Diego Housing Commission's (Housing Commission) President & Chief Executive Officer (President & 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 Richard C. Gentry, President & 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 Resolution No. HA-1882.
- 3) Authorize such budget amendments as are necessary to allow for the utilization of any CalHome Program Funds, if any.

ITEM 5: HAR21-014 San Diego Housing Commission Semi-Annual Grant Report January 1, 2021, through June 30, 2021

Suket Dayal, Executive Vice President, Business Administration; Debra Fischle-Faulk, Senior Vice President, Compliance & Equity Assurance; and Julia Sauer, Director, Compliance, Grants & Special Programs, San Diego Housing Commission, presented the informational report.

This report has been prepared in response to the Housing Authority of the City of San Diego's Resolution Number HA-1569 granting the San Diego Housing Commission (Housing Commission) authority for a number of grant-related activities and requiring submission of a semi-annual report of all grant activity. This report includes information on competitive grants, non-competitive grants and direct allocations to the Housing Commission, and pass-through funds from the City of San Diego. Allocations received for the purpose of responding to the COVID-19 pandemic through June 30, 2021, are included in Attachment A of this report.

Adjournment

Council President Campbell adjourned the meeting at 5:18 p.m.