



SAN DIEGO  
HOUSING  
COMMISSION

## SPECIAL MEETING AGENDA

SAN DIEGO HOUSING COMMISSION  
SPECIAL MEETING AGENDA  
NOVEMBER 12, 2021, 9:00 A.M.  
VIDEO CONFERENCE  
SAN DIEGO, CALIFORNIA 92101

Chair Stefanie Benvenuto  
Vice Chair Ryan Clumpner  
Commissioner Johanna Hester  
Commissioner Kellee Hubbard  
Commissioner Eugene “Mitch” Mitchell

### COVID- 19 PUBLIC SERVICE ANNOUNCEMENT REGARDING SDHC BOARD OF COMMISSIONERS MEETING ACCESS AND PUBLIC COMMENT:

Until further notice, San Diego Housing Commission (Housing Commission) Board of Commissioners (Board) meetings will be conducted pursuant to the provisions of California Government Code section 54953(e), added by Assembly Bill 361, which allows the Housing Commission to use teleconferencing and to provide the public an opportunity to address the Housing Commission Board via a call-in option or an internet-based service option, during a proclaimed state of emergency when measures to promote social distancing are in effect or the Housing Commission Board has determined meeting in person would present imminent risks to the health or safety of attendees. The San Diego City Council on November 2, 2021, declared a continuing state of local emergency regarding the COVID-19 pandemic.

During the current State of Emergency and in the interest of public health and safety, most—and most likely all—of the Housing Commissioners, General Counsel and staff will be participating in Housing Commission Board meetings by video conference. There will be no members of the public in attendance at the Housing Commission Board meetings. We are providing alternatives to in-person attendance for viewing and participating in Housing Commission Board meetings.

In lieu of in-person attendance, members of the public may participate and provide comments in the following manner:

#### Phone-in Testimony

When the comment period for Non-Agenda Public Comment is introduced, or when the comment period is introduced for the specific Agenda Item on which you would like to comment, please call the following toll-free number: **(833) 610-2513**. Wait until you are called upon to speak. Then state your name for the record and the item you are commenting on, and make your comments within the time allotted by the Housing Commission Board. When your time has ended, please hang up your call. If you wish to speak on other items on the Agenda or for other comment periods, please call back when those items or comment periods are



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introduced. Please monitor the meeting through livestreaming on the Housing Commission's website. Click on "Watch the Video" near the bottom of the Housing Commission Board of Commissioners page on the website: <https://www.sdhc.org/governance-legislativeaffairs/sdhc-board-of-commissioners/>

### **Written Comment through Webform:**

**Written Comment on Agenda Items** must be submitted using the Housing Commission Board meeting [public comment webform](#), and indicating the agenda item number for which you wish to submit your comment. Only comments submitted no later than **4 p.m. the day prior to the meeting** using the public comment webform will be eligible to be read into the record. If you submit more than one form per item, only one will be read into the record. All other comments submitted, including those received after 4 p.m. the day prior and before 8 a.m. the day of the meeting, will be provided to the Housing Commissioners and posted online with the meeting materials. All comments are limited to 1,250 characters (approximately 200 words). Comments submitted after 8 a.m. the day of the meeting but before the item is called will be submitted into the written record for the relevant item.

**Non-Agenda Written Public Comment** must be submitted using the Housing Commission Board meeting [public comment webform](#), checking the appropriate box, no later than **8 a.m. the day of the meeting** to be eligible to be read into the record. The first 30 comments received by 8 a.m. will be read into the record. The maximum number of comments to be read into the record on a single issue will be 16. All other comments submitted, including those received after 8 a.m. the day of the meeting, will be provided to the Housing Commissioners. All comments are limited to 1,250 characters (approximately 200 words).

**Closed Session Written Public Comment** must be submitted using the Housing Commission Board meeting [public comment webform](#) no later than **4 p.m. the day prior to the posted meeting** to be eligible to be read into the record. All other comments submitted, including those received after 4 p.m. the day prior and before 8 a.m. the day of the meeting, will be provided to the Housing Commissioners and posted online with the meeting materials. All comments are limited to 1,250 characters (approximately 200 words).

If you have an attachment to your comment, you may send it to [sdhcdocketinfo@sdhc.org](mailto:sdhcdocketinfo@sdhc.org), and it will be distributed to the Housing Commissioners.

### **Viewing the Meeting**

The public may view and listen to the Housing Commission Board meetings through livestreaming on the Housing Commission's website. Click on "Watch the Video" near the bottom of the Housing Commission Board of Commissioners page on the website: <https://www.sdhc.org/governance-legislativeaffairs/sdhc-board-of-commissioners/>



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**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) on any subject in its area of responsibility that is not presently pending before the Housing Commission. Pursuant to the Brown Act, the Housing Commission can take no action.

### **30 COMMISSIONER COMMENTS**

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

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

October 15, 2021, 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 HCR21-109 [Approval of the Contracts between the San Diego Housing Commission and Mental Health Systems to Operate the City of San Diego's Transitional Storage Centers, also known as Storage Connect Centers](#)**

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

- 1) Approve the execution of a six-month initial contract, with two one-year options to renew, with Mental Health Systems (MHS) to operate the City of San Diego's Transitional Storage Center known as Storage Connect Center I, located at 116 South 20<sup>th</sup> Street, San Diego, California 92113, for a term of January 1, 2022, through June 30, 2022, with a prorated annual budget of \$624,971, with two, one-year options to renew;



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- 2) Approve the execution of a six-month initial contract, with two one-year options to renew, with MHS to operate the Transitional Storage Center known as Storage Connect Center II, located at 5453 Lea Street, San Diego, California 92105, for a term of January 1, 2022, through June 30, 2022, with a prorated annual budget of \$360,332, with two, one-year options to renew;
- 3) 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;
- 4) 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 amounts for the proposed agreements, if necessary, without further action by the Housing Commission Board or Housing Authority, but only if and to the extent that funds are determined to be available for such purposes.

**101     [HCR21-111](#)    [2022 San Diego Housing Commission Meeting Schedule](#)**

That the San Diego Housing Commission (Housing Commission) Board of Commissioners approve the 2022 meeting schedule (Attachment 1) that includes 10 scheduled meetings.

**102     [HCR21-107](#)    [Application for State of California CalHome Program Funds \(Citywide\)](#)**

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

- 1) Approve the submission of an application to the California Department of Housing and Community Development (HCD) for up to \$5 million in CalHome Program funds;
- 2) 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 approved by General Counsel, and to take such actions as are necessary and/or appropriate to implement these approvals; and
- 3) Authorize such budget amendments as are necessary to allow for the utilization of any CalHome Program Funds, if any



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**103     HCR21-106    Approve an Agreement with Marcus and Millichap to Provide On-Call Real Estate Broker Services to the San Diego Housing Commission**

*Seven-day 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)(ii).*

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

- 1) Approve a partial-year contract, ending on June 30, 2022, with Marcus & Millichap for the term of approximately seven months, with four one-year options to renew, to provide real estate broker services to the Housing Commission, in accordance with the terms of the proposed contract, which is attached to this report as Attachment 2. The amount of commission to be paid to the broker by the Housing Commission for each individual purchase will be the subject of subsequent staff reports, which would be subject to review and/or approval by the Housing Authority of the City of San Diego (Housing Authority) in accordance with the requirements of San Diego Municipal Code 98.0301(e)(1)-(4). This action does not authorize the expenditure of any Housing Commission funds; and
- 2) Authorize the President & Chief Executive Officer (President & CEO), or designee, to execute all necessary 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 necessary and/or appropriate to implement these approvals.

**104     HCR21-089    Approval of the Contract between the San Diego Housing Commission and Father Joe's Villages to Operate the City of San Diego's Day Center for Adults Experiencing Homelessness**

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

- 1) Authorize the execution of an initial six-month contract, with two one-year options to renew, with Father Joe's Villages in the annual amount of \$800,000—pro-rated for an initial six-month term in the amount of \$400,000 for January 1, 2022, to June 30, 2022—to operate the Day Center for Adults Experiencing Homelessness located at 299 17<sup>th</sup> Street, San Diego, 92101;
- 2) Authorize the 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 approved by General Counsel, and to take such actions necessary and/or appropriate to implement these approvals; and
- 3) Authorize the President & CEO, or designee, to substitute funding sources and/or increase compensation by not more than 20 percent of the total contract amount for the proposed contract, if necessary, without further action by the Housing Commission Board or the Housing Authority



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of the City of San Diego, but only if and to the extent that funds are determined to be available for such purposes.

**105     HCR21-103    Fiscal Year 2021 Annual Comprehensive Financial Report (Annual Report) and Single Audit Reports**

That the San Diego Housing Commission (Housing Commission) accept and approve the Fiscal Year (FY) 2021 (July 1, 2020 – June 30, 2021) Annual Comprehensive Financial Report (Annual Report) and Single Audit Reports prepared by CohnReznick LLP, an independent audit firm.

**106     HCR21-097    Final Bond Authorization and Tax Equity and Fiscal Responsibility Act (TEFRA) Hearing and Resolution for ShoreLINE Apartments**

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

**Housing Authority:**

- 1) Authorize the issuance of tax-exempt Multifamily Housing Revenue Bonds in an amount not to exceed \$31,483,880, and a taxable bond not to exceed \$27,000,000, to fund Grantville Trolley Family Housing L.P.'s construction of ShoreLINE Apartments (ShoreLINE), a new affordable rental housing development to be located at 4470 Alvarado Canyon Road, San Diego, in the Grantville neighborhood, which will consist of 124 affordable units for 55 years for individuals and families earning between 30 percent and 60 percent of the San Diego Area Median Income (AMI), plus two managers' unrestricted units.
- 2) Authorize the Housing Commission President & 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.

**City Council:**

Hold a Tax Equity and Fiscal Responsibility Act (TEFRA) public hearing, and adopt a resolution approving the issuance of tax-exempt Multifamily Housing Revenue Bonds in an amount not to exceed \$31,483,880, to facilitate the new construction of ShoreLINE.

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**107     [HCR21-102    Final Bond Authorization and Tax Equity and Fiscal Responsibility Act Resolution for Tizon \(formerly Radisson Hotel Affordable Housing\)](#)**

That the San Diego Housing Commission (Housing Commission) recommend that the Housing Authority of the City of San Diego (Housing Authority) and San Diego City Council (City Council) take the following actions as described in this report:

**Housing Authority**

- 1) Authorize the issuance of tax-exempt Multifamily Housing Revenue Notes in an amount not to exceed \$24,926,225 to facilitate the acquisition and renovation of Tizon Apartments (formerly known as Rancho Bernardo Radisson Hotel Conversion) at 11520 West Bernardo Court in the Rancho Bernardo Community, which will consist of 175 studio units affordable for 55 years for seniors age 62 and older earning between 40 percent and 60 percent of the San Diego Area Median Income (AMI) and three unrestricted managers' units.
- 2) Authorize the Housing Commission President & 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.

**City Council**

Adopt a Tax Equity and Fiscal Responsibility Act (TEFRA) resolution approving the issuance of tax-exempt Multifamily Housing Revenue Notes in an amount not to exceed \$24,926,225 to facilitate the development of Tizon Apartments.

**108     [HCR21-110    Approval of a Memorandum of Understanding between the San Diego Housing Commission \(Housing Commission\) and the City of San Diego for the Administration and Oversight of the City of San Diego Eviction Prevention Program \(Program\) and Approval of a Contract between the Housing Commission and Legal Aid Society of San Diego to Operate the Program](#)**

That the San Diego Housing Commission (Housing Commission) 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 Authority:**

- 1) Authorize the San Diego Housing Commission (Housing Commission) to execute a Memorandum of Understanding (MOU) between the Housing Commission and the City of San Diego for the Housing Commission to oversee and administer the City of San Diego Eviction Protection Program (Program) with Coronavirus Aid, Relief, and Economic Security (CARES) Act Community Development Block Grant (CDBG-CV) funds allocated to the City of San Diego to address the COVID-19 pandemic;





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- 2) Approve an operating agreement with Legal Aid Society of San Diego (LASSD) for an initial seven-month term in an amount not to exceed \$1,842,105 for the period of December 1, 2021, through June 30, 2022, with a one-year option for renewal in an amount not to exceed \$3,157,895 for the period of July 1, 2022, through June 30, 2023, for a total contract amount not to exceed \$5,000,000 for 19 months for the operation of the Program;
- 3) Authorize the Housing Commission's President & CEO, or designee to modify the Eviction Prevention 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 MOU and are necessary to fulfill CDBG-CV funding requirements.
- 4) Authorize the Housing Commission's President & CEO, or designee, to substitute approved funding sources with any 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
- 5) 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.

**City Council:**

Authorize the City of San Diego (City) to execute a Memorandum of Understanding between the Housing Commission and the City for the Housing Commission to oversee and administer the Program with CDBG-CV funds allocated to the City to address the COVID-19 pandemic.

**109      [HCR21-112 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; and Approval of Related Actions](#)**

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





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and/or utility assistance to households with low income in the City of San Diego that experience financial hardship;

- 2) Authorize the Housing Commission to amend its Fiscal Year 2022 budget in the amount of \$27,000,000 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's President & CEO, or designee, to modify the COVID-19 Housing Stability and Assistance Program, if necessary, 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;
- 4) 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
- 5) 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.

**110     HCR21-113    Workshop & Discussion: City of San Diego Land Use Programs**

An informational workshop will be presented to provide an overview of City of San Diego (City) land use programs administered by the San Diego Housing Commission that create affordable housing in the City, such as Inclusionary Housing, Density Bonus, North City Future Urbanizing Area, and Coastal Overlay Zone. No action will be taken on this item.

**CLOSED SESSION**

**It is anticipated that the San Diego Housing Commission will convene in closed session on Friday, November 12, 2021, 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.



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- III. Commissioner comments, if any.
- IV. Commission will convene in closed session to consider the following agenda:
  - A. Public Employee Performance Evaluation pursuant to subdivision (e) of 54954.5 Government Code and Section 54957:  
  
Title: President & Chief Executive Officer  
  
General Counsel Description: Annual Performance Evaluation for President & CEO of the San Diego Housing Commission
- V. Announcement of Actions Taken in Closed Session.
- VI. Adjournment.

#### **INFORMATIONAL REPORTS**

**[HCR21-098](#)** **[September 2021 Reporting Update for the City of San Diego's Bridge Shelter Programs](#)**

**[HCR21-099](#)** **[September 2021 Reporting Update for City of San Diego's Storage Connect Center I](#)**