

**HOUSING AUTHORITY OF THE  
CITY OF SAN DIEGO  
AGENDA FOR  
HOUSING AUTHORITY MEETING  
MAY 24, 2022, AT 2:00 PM OR SOON THEREAFTER  
COUNCIL CHAMBERS: 12<sup>th</sup> FLOOR  
202 C STREET, SAN DIEGO, CA 92101**

**COVID- 19 PUBLIC SERVICE ANNOUNCEMENT REGARDING HOUSING AUTHORITY OF THE CITY OF SAN DIEGO MEETING ACCESS AND PUBLIC COMMENT:**

Until further notice, Housing Authority of the City of San Diego (Housing Authority) meetings will be conducted pursuant to the provisions of California Government Code section 54953(e), added by Assembly Bill 361, which allows the Housing Authority to use teleconferencing and to provide the public an opportunity to address the Housing Authority via a call-in option or an internet-based service option, during a proclaimed state of emergency. Additionally, the Council has approved [Temporary Rules of Council](#) as amended on April 5, 2022, to be used until further notice.

During the State of Emergency related to the COVID-19 pandemic and in the interest of public health and safety, some, if not all, Housing Authority members may be participating in the Housing Authority meetings via a virtual teleconference platform. Members of the public in attendance at the Housing Authority meetings are encouraged to maintain social distancing in Chamber. Additionally, we are continuing to provide alternatives to in-person attendance for participating in Housing Authority meetings.

In lieu of in-person attendance, members of the public may participate and provide comment via telephone, Zoom, using the City Clerk webform, or via U.S. Mail of written materials, as follows:

**How To Speak To A Particular Item or during Non-Agenda Public Comment:**

**In Person**

Please fill out a speaker slip located at the entrance to Council Chambers. Indicate the item you wish to speak on as well as other requested information. Then submit it to the Clerk at the box indicated near the speaker's lectern at the front of the room.

**Via Virtual Platform**

When the Clerk introduces the item you would like to comment on (or indicates it is time for Non-Agenda Public Comment), raise your hand by either tapping the "Raise Your Hand" button on your computer, tablet, or Smartphone, or by dialing \*9 on your phone. You will be taken in the order in which you raised your hand. You may only speak once on a particular item.

When the Clerk indicates it is your turn to speak, unmute your phone by tapping the Unmute button on your computer, tablet or Smartphone, or dial \*6 on your phone.

Members of the public who wish to provide virtual testimony must enter the virtual queue by raising their hand before the queue closes. The queue will close when the last virtual speaker finishes speaking or five minutes after in-person testimony ends, whichever happens first.

## **Joining the Webinar and Offering Phone-in Testimony**

Housing Authority meetings will continue to be held virtually using the Zoom Webinar platform. Members of the public can offer public comment on agenda items or during Non-Agenda Public Comment by accessing the meeting online using a desktop computer, laptop, tablet, or Smartphone, or by calling into the meeting using a Smartphone, cellular phone, or land line.

<https://sandiego.zoomgov.com/j/1614863189>

### **To join by using iPhone one-tap:**

US: +16692545252, 1614863189#

### **To join by telephone: Dial 1-669-254 5252 +**

Toll-Free, Dial 1-833-568-8864 +

When prompted, input **Webinar ID: 161 486 3189#**

### **Comment on Agenda Items, Non-Agenda Public Comment, and Closed Session Public**

**Comment** may be submitted using the [webform](#) indicating the comment type and item number (if relevant) for which you wish to submit your comment. Comments received by 8:00 AM the day of the meeting will be distributed to the City Council and posted online with the meeting materials. All [webform](#) comments are limited to 500 words but may include attachments. Comments received after 8:00 AM the day of the meeting but before the item is called will be submitted into the written record for the relevant item.

**Quasi-Judicial Items.** Organized group presentations for quasi-judicial items will be allowed up to 15 minutes per side to speak either for or against an item for a total of 30 minutes. If more than one group on the same side requests an organized presentation, the 15 minutes will be divided between each group for that side. Please contact the Project Manager as listed as the primary contact on the staff report for that item to indicate your desire to present.

**Written Materials.** Instead of submitting written materials as an attachment to the [webform](#), you may submit via U.S. Mail to the City Clerk's attention at 202 C Street, MS2A San Diego, CA 92101. Materials submitted via U.S. Mail must be received one business day prior to the meeting to be distributed to the Housing Authority. Comments received via U.S. Mail on the day of the meeting will be submitted into the written record for the relevant item.

The public may view the meetings on public television (within the City of San Diego only) on City TV Channel 24 for Cox Communications and Spectrum or Channel 99 for AT&T U-Verse, or [view the meetings online \(link is external\)](#)

### **SENATE BILL 343 (LATE-ARRIVING MATERIALS)**

Pursuant to California Senate Bill 343 (Section 54957.5(b) of the Brown Act), late-arriving documents related to City Council meeting agenda items which are distributed to the legislative body prior to and during the Council meeting are available for public review in the Office of the City Clerk, Information Services Counter in the Lobby of the City Administration Building, 202 C Street, San Diego, CA 92101. This relates to those documents received after the agenda is publicly noticed and during the 72 hours prior to the start of the meeting. Please note: Approximately one hour prior to the start of the

Council Meeting, the documents will be available just outside Council Chambers in the lobby of the 12th floor of the City Administration Building in a binder labeled "SB 343." Late-arriving materials received during the City Council meeting are available for review by making a verbal request of City Clerk staff located in Council Chambers.

## **REQUESTS FOR ACCESSIBILITY MODIFICATIONS OR ACCOMMODATIONS**

As required by the Americans with Disabilities Act (ADA), requests for agenda information to be made available in alternative formats, and any requests for disability-related modifications or accommodations required to facilitate meeting participation, including requests for alternatives to observing meetings and offering public comment as noted above, may be made by contacting the City Clerk at (619) 533-4000 or email [cityclerk@sandiego.gov](mailto:cityclerk@sandiego.gov). The City is committed to resolving accessibility requests swiftly in order to maximize accessibility.

Requests for translation services to offer public comment may be made by contacting the City Clerk at (619) 533-4000 or email to: [cityclerk@sandiego.gov](mailto:cityclerk@sandiego.gov). The City is committed to addressing language translation requests swiftly in order to maximize public participation.

Las solicitudes de servicios de traducción para ofrecer comentarios públicos se deberán hacer poniéndose en contacto con la City Clerk al (619) 533-4000 o por correo electrónico a: [cityclerk@sandiego.gov](mailto:cityclerk@sandiego.gov). La ciudad se compromete a responder rápidamente a las solicitudes de traducción de idiomas con el fin de maximizar la participación del público.

Ang kahilingan para sa mga serbisyo sa pagsasalin upang mag-alok ng publikong puna ay maaaring magawa sa pamamagitan ng pakikipag-ugnayan sa City Clerk sa (619) 533-4000 o kaya ay mag-email sa <mailto:cityclerk@sandiego.gov>. Ang lungsod ay nakatuon sa pagtugon ng mabilis sa mga kahilingan sa pagsasalin ng wika upang mai-maximize ang pakikilahok sa publiko.

Cần dịch vụ thông dịch để phát biểu ý kiến trước công chúng, xin hãy liên hệ với City Clerk (Thư Ký Thành Phố) theo số (619) 533-4000 hoặc email đến [cityclerk@sandiego.gov](mailto:cityclerk@sandiego.gov). Thành phố cam kết sẽ giải quyết các yêu cầu thông dịch một cách nhanh chóng để gia tăng sự tham dự của công chúng.

يمكن تقديم طلبات خدمات الترجمة لتقديم تعليقات عامة عن طريق الاتصال بكاتب المدينة على تلتزم المدينة بمعالجة [mailto: cityclerk@sandiego.gov](mailto:cityclerk@sandiego.gov) أو (619) 533-4000 طلبات الترجمة اللغوية بسرعة من أجل زيادة المشاركة العامة

パブリックコメントを要求するための翻訳サービス依頼は、市の書記（電話：619-533-4000またはメール：<mailto:cityclerk@sandiego.gov>）に連絡することによって行うことができます。市は、市民の参加を最大化するために、言語翻訳の依頼に対応することに取り組んでいます。

샌디에고 시에 의견을 보내시기 위해 번역 서비스가 필요하시면 시 서기 사무실 (619) 533-4000 또는 <mailto:cityclerk@sandiego.gov>로 연락주시기 바랍니다. 시는 대중의 참여를 극대화하기 위해 언어 번역 요청을 신속하게 처리하려고 최선을 다하고 있습니다.

為了鼓勵更多市民參與 '公眾意見'，市政府設定了快捷的中文翻譯服務。如你有任何關於 '公開意見' 想發表，請致電: (619) 533-4000，或電郵 [cityclerk@sandiego.gov](mailto:cityclerk@sandiego.gov) 我們會為你翻譯。

“ການຮ້ອງຂໍບໍລິການນາຍແປພາສາເພື່ອສະເໜີຄໍາຄິດເຫັນຕໍ່ສາທາລະນະອາດສາມາດເຮັດໄດ້ໂດຍການຕິດຕໍ່ຫາ City Clerk ທີ່ (619) 533-4000 ຫຼືສົ່ງອີເມວຫາ: cityclerk@sandiego.gov. City ມີຄວາມມຸ່ງມັ້ນທີ່ຈະແກ້ໄຂຄໍາຮ້ອງຂໍໃຫ້ແປພາສາຢ່າງໄວເພື່ອໃຫ້ບໍາລຸງຊີວິດມີສ່ວນຮ່ວມສູງສຸດ.”

**Questions Regarding Agenda Items:** For specific questions regarding any item on the Housing Authority agenda, please contact [SDHCdocketinfo@sdhc.org](mailto:SDHCdocketinfo@sdhc.org) or 619-578-7550. Internet access to agendas and reports is available at [www.sdhc.org/Media-Center/SDHC-Meetings/Housing-Authority-Meetings/](http://www.sdhc.org/Media-Center/SDHC-Meetings/Housing-Authority-Meetings/).

## **APPROVAL OF HOUSING AUTHORITY MINUTES**

May 17, 2022, Housing Authority [Minutes](#)

## **NON-AGENDA PUBLIC COMMENT**

## **DISCUSSION AGENDA**

### **ITEM 1: [HAR22-016](#) [Final Bond Authorization for Levant Senior Cottages](#)**

#### ***City Council companion item***

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

- 1) Authorize the issuance of tax-exempt Housing Authority Multifamily Housing Revenue Bonds in an amount not to exceed \$22,877,000 and taxable bonds in an amount not to exceed \$22,000,000 to fund Levant Senior Cottages LP's construction of Levant Senior Cottages (Levant Senior), a new affordable rental housing development at 6950 Levant Street in the Linda Vista neighborhood, which will consist of 126 units that will remain affordable for 55 years for seniors with low income, including 70 units for residents selected from the Housing Commission's Project-Based Housing Vouchers (PBV) waiting list, with income between 25 percent and 50 percent of the San Diego Area Median Income (AMI), and one unrestricted manager unit.
- 2) Authorize the San Diego Housing Commission's (Housing Commission) Interim 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. Housing Commission staff will notify the Housing Authority and the City Attorney's Office about any subsequent amendments or modifications to the transaction, and other required documents, including amendments to any documents.

### **ITEM 2: [HAR22-014](#) [Final Multifamily Revenue Note Authorization for Merge 56 Affordable Apartments](#)**

#### ***City Council companion item***

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

- 1) Authorize the issuance of a tax-exempt Housing Authority Multifamily Housing Revenue Note not to exceed \$16,000,000 and a taxable note not to exceed \$2,000,000 to fund Merge 56 Affordable, LP.'s construction of Merge 56 Affordable Apartments (Merge 56 Affordable), a new affordable rental housing development at 8201 Merge Avenue, San Diego, in the Torrey Highlands subarea community plan neighborhood, which will consist of 47 units that will remain affordable for 55

years for individuals and families earning 30 percent to 60 percent of San Diego's Area Median Income (AMI), including one restricted manager's unit.

- 2) Authorize the San Diego Housing Commission's (Housing Commission) Interim 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 Note Counsel, and to take such actions as are necessary, convenient, and/or appropriate to implement these approvals upon advice of both General Counsel and/or the Note Counsel. Housing Commission staff will notify the Housing Authority and the City Attorney's Office about any subsequent amendments or modifications to the transaction, and other required documents, including amendments to any documents.

### **Adjournment**