



SAN DIEGO
HOUSING
COMMISSION

REVISED SPECIAL MEETING AGENDA

SAN DIEGO HOUSING COMMISSION
SPECIAL MEETING AGENDA
JUNE 12, 2020, 9:01 A.M.
VIDEO CONFERENCE
SAN DIEGO, CALIFORNIA 92101

Chair Stefanie Benvenuto
Vice Chair Ryan Clumpner
Commissioner Dion Akers
Commissioner Margaret Davis
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 (SDHC) Board of Commissioners (Board) meetings will be conducted pursuant to the provisions of [California Executive Order N-29-20](#), which suspends certain requirements of the Ralph M. Brown Act.

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

In lieu of in-person attendance, members of the public may submit their comments in the following manner:

Comment on Agenda Items must be submitted using the SDHC Board meeting [public comment webform](#), and indicating the agenda item number for which they wish to submit their 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 SDHC 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



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of the meeting but before the item is called will be submitted into the written record for the relevant item.

Non-Agenda Public Comment must be submitted using the SDHC 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 SDHC Commissioners. All comments are limited to 1,250 characters (approximately 200 words).

Closed Session Public Comment must be submitted using the SDHC 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 SDHC 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, and it will be distributed to the SDHC Commissioners.

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

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) 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.



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30 COMMISSIONER COMMENTS

40 REPORT BY THE PRESIDENT & CHIEF EXECUTIVE OFFICER

50 APPROVAL OF THE MINUTES

May 1, 2020, Special Meeting
May 15, 2020, Special Meeting

ADOPTION AGENDA – CONSENT

Members of the public may cause an item to be pulled from the Consent Agenda by submitting a Speaker Request Form prior to the meeting. The item will then be discussed separately, and public testimony will be taken.

All of the actions of the 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 [HCR20-051](#) [Final Bond Authorization for Courthouse Commons](#)

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

Housing Authority

Authorize the issuance of up to \$24,000,000 in Housing Authority of the City of San Diego (Housing Authority) tax-exempt Multifamily Housing Revenue Notes to fund the development of Courthouse Commons, which will consist of 82 units, 41 of which will be affordable rental housing units located at 202 West Broadway, San Diego, CA 92101, that will remain affordable for 55 years.

City Council

Hold a Tax Equity and Fiscal Responsibility Act (TEFRA) public hearing and adopt a resolution approving the final issuance of Multifamily Housing Revenue Notes in an amount up to \$24,000,000 to fund the development of Courthouse Commons.

101 [HCR20-050](#) [Preliminary Bond Authorization for Mississippi El Cajon Boulevard \(ECB\) Apartments](#)

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



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Housing Authority:

- 1) Approve the following preliminary steps to issue Housing Authority tax-exempt Multifamily Housing Revenue Bonds to facilitate the development of Mississippi ECB Apartments in the University Heights neighborhood, which will consist of 60 units affordable for 55 years for families earning between 50 percent and 80 percent of the San Diego Area Median Income (AMI) and one unrestricted manager's unit:
 - a. Issue a bond inducement resolution (Declaration of Official Intent) for up to \$12,500,000 in Multifamily Housing Revenue Bonds and \$4,000,000 of taxable bonds, supporting the development of Mississippi ECB Apartments by a limited partnership formed by Trestle Development (Trestle Mississippi, LP);
 - b. Authorize an application (and subsequent applications, if necessary) to the California Debt Limit Allocation Committee (CDLAC) for an allocation of authority to issue tax-exempt private activity bonds in an amount up to \$12,500,000 for Mississippi ECB Apartments; and
 - c. Approve the financing team of Kutak Rock LLP as Bond Counsel and CSG Advisors as Financial Advisor;
- 2) Authorize the Housing Commission President & Chief Executive Officer (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 General Counsel and bond counsel, and to take such actions as are necessary, convenient, and/or appropriate to implement these approvals upon advice of 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 Multifamily Housing Revenue Bonds and taxable bonds in an amount up to \$16,500,000 to facilitate the development of Mississippi ECB Apartments.

102 [HCR20-042 Contract Renewal for Fiscal Year 2021 Regional Task Force on the Homeless for Homeless Management Information System General Operations and Training](#)

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

- 1) Approve the execution of the second one-year renewal option of the Agreement with Regional Task Force on the Homeless (RTFH) in the amount of \$330,000, funded with local Housing Commission dollars for the term of July 1, 2020, to June 30, 2021, for the Homeless Management Information System general operations and training;
- 2) Authorize the 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; and



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- 3) Authorize the President & CEO to substitute funding sources and/or increase compensation by not more than 20 percent of the total agreement amount for each of the proposed agreements, if necessary, without further action by the Housing Commission Board of Commissioners (Board), but only if and to the extent that funds are determined to be available for such purposes.

103 **[HCR20-060](#)** **[Fiscal Year 2021 Downtown San Diego Partnership Family Reunification Program Contract Renewal](#)**

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

- 1) Authorize the execution of the third renewal option of the Agreement with Downtown San Diego Partnership for the operating period of July 1, 2020, through June 30, 2021, to provide homelessness prevention and shelter diversion services to persons experiencing homelessness in the City of San Diego, on terms and conditions as set forth in the Agreement, as it may be amended upon advise of the Housing Commission’s General Counsel, consisting of the following funding sources for the third of four one-year renewal terms: City of San Diego Affordable Housing funds (AHF), which the Housing Commission administers, in the amount of \$394,000 and Homeless Emergency Aid Program (HEAP) funds in the amount of \$500,000, for a total of \$894,000 for the Fiscal Year 2021 operational budget;
- 2) Authorize the Housing Commission’s 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 and format approved by General Counsel, and to take such actions necessary and/or appropriate to implement these approvals; and
- 3) 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 amount for the proposed agreement, if necessary, without further action by the Board of Commissioners (Board) of the Housing Commission, but only if and to the extent that funds are determined to be available for such purposes.

104 **[HCR20-057](#)** **[Homeless Housing, Assistance and Prevention Program \(HHAP\) Memorandum of Understanding Between the San Diego Housing Commission and the City of San Diego](#)**

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:



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Housing Authority:

- 1) Approve the execution of a Memorandum of Understanding (MOU) between the City of San Diego (City) and the San Diego Housing Commission (Housing Commission) regarding the administration of Homeless Housing, Assistance and Prevention (HHAP) Program block grant funding, in a form approved by General Counsel, and to transfer) a portion of the City’s HHAP block grant funding to the Housing Commission for one-time uses that address homelessness in compliance with the terms of the HHAP block grant agreement between the City and the State of California’s Business, Consumer Services and Housing Agency (Agency); and
- 2) Authorize the Housing Commission’s President & CEO, or designee, to execute the final negotiated MOU, and any and all amendment(s) thereto, in a form approved by General Counsel, and to take all actions necessary to implement these approvals;

City Council:

- 3) Approve an MOU between the City and the Housing Commission regarding the administration of the HHAP block grant funding and to transfer a portion of the City’s HHAP block grant funding to the Housing Commission for one-time uses that address homelessness in compliance with the terms of the HHAP block grant agreement between the City and the Agency; and
- 4) Authorize the Mayor, or designee, to execute an MOU, and any and all amendment(s) thereto, in a form approved by the City Attorney, on behalf of the City, and to take all actions necessary to implement these approvals.

105 [HCR20-046 Fiscal Year 2021 Provision of Interim Shelter at the Paul Mirabile Center for Adults Experiencing Homelessness](#)

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) Authorize the execution of an operating agreement with St. Vincent de Paul Village in the amount of \$1,989,585.00 for an initial term of July 1, 2020, through June 30, 2021, with four one-year options to renew, to provide interim shelter and services at the City of San Diego’s (City) Interim Shelter Program at the Paul Mirabile Center at 16 15th Street in Downtown San Diego, for persons experiencing homelessness, consisting of the following City of San Diego funding sources for the initial operating term: Community Development Block Grant (CDBG) funds in the amount of \$250,848.00; Emergency Solutions Grant (ESG) funding in the amount of \$196,867.00; General Funds (GF) funding in the amount of \$1,489,750.00; and Housing Commission local funds in the amount of \$52,120.00 for the Fiscal Year (FY) 2021 operational budget, allocated by the Housing Commission,



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contingent upon the appropriation of said funds by the City; the operating agreement will be on terms and conditions as set forth in the agreement (Agreement), as it may be amended upon advice of the Housing Commission's General Counsel;

- 2) Authorize the Housing Commission's 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 and format approved by General Counsel, and to take such actions necessary and/or appropriate to implement these approvals; and
- 3) 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 amount for the proposed agreement, if necessary, without further action by the Housing Commission Board of Commissioners (Board), but only if and to the extent that funds are determined to be available for such purposes.

106 **HCR20-048** **Approval of the Fiscal Year 2021 Operating Agreements for the City of San Diego Bridge Shelters Located at 1501 Newton Avenue, San Diego, 92113; 202 C Street, San Diego, 92101; 2801 ½ Sports Arena Boulevard, San Diego, 92110; and 1710 Imperial Avenue, San Diego, 92101; and Approval of a Memorandum of Understanding Between the City of San Diego and the San Diego Housing Commission for the Oversight and Administration of the City's Bridge Shelters**

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) Approve an operating agreement with Alpha Project for the Homeless (Alpha Project) for an initial term of July 1, 2020, through June 30, 2021, with two one-year options to renew, to operate the City of San Diego's Bridge Shelter located at 1501 Newton Avenue, San Diego, 92113, or alternative locations as designated by the City of San Diego (City), on terms and conditions as set forth in the agreement (Alpha Newton Agreement), as it may be amended upon advice of the San Diego Housing Commission's (Housing Commission) General Counsel; and authorize the execution of the Alpha Newton Agreement in the amount of \$6,403,714.32 for the operating period of July 1, 2020, through June 30, 2021, upon the execution of the proposed Homeless Housing, Assistance and Prevention (HHAP) Program Memorandum of Understanding (MOU) between the City and the Housing Commission, and the appropriation of said funds by the City;



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- 2) Approve an operating agreement with Father Joe's Villages (FJV) for an initial term of July 1, 2020, through June 30, 2021, with two one-year options to renew, to operate the City of San Diego's Bridge Shelter located at 202 C Street, San Diego, 92101, or alternative locations as designated by the City, on terms and conditions as set forth in the agreement (FJV Agreement), as it may be amended upon advice of the Housing Commission's General Counsel; and authorize the execution of the FJV Agreement in the amount of \$4,747,087.40 for the operating period of July 1, 2020, through June 30, 2021, upon the execution of the proposed HHAP MOU between the City and the Housing Commission, and the appropriation of said funds by the City;
- 3) Approve a six-month operating agreement with Veterans Village of San Diego (VVSD), using a sole source procurement process, for a term of July 1, 2020, through December 31, 2020, or a shorter term with prorated budget, as determined by the Housing Commission to operate the City of San Diego's Bridge Shelter located at an interim site location(s) as designated by the City, on terms and conditions as set forth in the agreement (VVSD Agreement), as it may be amended upon advice of the Housing Commission's General Counsel; and authorize the execution of an agreement with VVSD in the amount of \$1,955,443.05 for six months for the operating period of July 1, 2020, through December 31, 2020, to provide bridge housing and emergency shelter services to persons experiencing homelessness in the City of San Diego, consisting of the following funding source for the initial operating term: City General Funds in the amount of \$1,955,443.05 for the FY 2021 operational budget, allocated by the Housing Commission, contingent upon the appropriation of said funds by the City of San Diego;
- 4) Approve exercising the first of two one-year options to renew and entering into an operating agreement with Alpha Project for the term of July 1, 2020, through June 30, 2021, to operate the City of San Diego's Bridge Shelter located at 1710 Imperial Avenue, San Diego, 92101, or alternative locations as designated by the City, on terms and conditions as set forth in the agreement (Alpha Imperial Agreement), as it may be amended upon advice of General Counsel of the San Diego Housing Commission (Housing Commission); and authorize the execution of the Alpha Imperial Agreement in the amount of \$2,811,328.25 for the operating period of July 1, 2020, through June 30, 2021, upon the execution of the proposed HHAP MOU between the City and the Housing Commission, and the appropriation of said funds by the City;
- 5) Authorize the Housing Commission's 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 and format approved by General Counsel, and to take such actions necessary and/or appropriate to implement these approvals;
- 6) 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 amount for the proposed agreements, if necessary, without further action by the Housing Commission Board of Commissioners (Board), but only if and to the extent that funds are determined to be available for such purposes; and



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- 7) Authorize the execution of the Memorandum of Understanding (MOU) between the City of San Diego and the Housing Commission for the oversight and administration of the City's Bridge Shelters.

City Council:

Authorize the execution of the Memorandum of Understanding (MOU) between the City of San Diego and the Housing Commission for the oversight and administration of the City's Bridge Shelters.

107 HCR20-058 Approval of the Fiscal Year 2021 Operating Agreement for the City of San Diego Safe Parking Program and Execution of a Memorandum of Understanding Between the San Diego Housing Commission and the City of San Diego for the Oversight and Administration of the Safe Parking Program

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 Housing Commission's President & Chief Executive Officer, or designee, to execute an agreement with Jewish Family Service (JFS), using a sole-source justification procurement method, for an initial term of July 1, 2020, through June 30, 2021, with two one-year options to renew, to operate the City of San Diego's Safe Parking Program located at 8804 Balboa Avenue, San Diego, 92123 (Balboa); 9882 Aero Drive, San Diego, 92123 (Aero); and 2250 Mission Village Drive, San Diego, 92123 (Mission Valley), on terms and conditions as set forth in the agreement (Agreement), as it may be amended upon advice of the Housing Commission's General Counsel; upon the execution of a Homeless Housing, Assistance and Prevention (HHAP) Program Memorandum of Understanding (MOU) between the City and the Housing Commission, funding for the Fiscal Year (FY) 2021 shall consist of HHAP funds in the amount of \$956,921, contingent upon the appropriation of said funds by the City of San Diego;;
- 2) Authorize the Housing Commission to enter into an MOU with the City of San Diego for an initial one-year term, with two one-year options to renew, for the oversight and administration of the Safe Parking Program;
- 3) Authorize the Housing Commission's 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 and



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format approved by General Counsel, and to take such actions necessary and/or appropriate to implement these approvals; and

- 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 amount for the proposed agreement, if necessary, without further action by the Housing Commission's Board of Commissioners (Board), but only if and to the extent that funds are determined to be available for such purposes.

City Council:

Authorize the City of San Diego to enter into a Memorandum of Understanding (MOU) with the Housing Commission for an initial one-year term, with two one-year options to renew, for the oversight and administration of the Safe Parking Program.

- 108 [HCR20-047](#) [Approval of Contract Renewal between San Diego Housing Commission \(Housing Commission\) and Mental Health Systems \(MHS\) to Operate the City of San Diego's Transitional Storage Center, Currently Known as the Storage Connect Center I, at 116 South 20th Street, San Diego, California 92113; Approval of the Execution of an Initial Contract and Approval of the Allocation and Expenditure of Funds for the City of San Diego's Transitional Storage Center, currently known as the Storage Connect Center II, at Lea Street Terminus, San Diego, California 92105, at its Current Capacity of 500 Storage Units at any one time; and Approval of Proposed Memorandum of Understanding between the Housing Commission and the City of San Diego for the Provision of Transitional of Storage Centers](#)**

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) Upon the execution of a Homeless Housing, Assistance and Prevention (HHAP) Program Memorandum of Understanding (MOU) between the City of San Diego (City) and the Housing Commission, approve the execution of the second one-year renewal option and fourth amendment of the Agreement with Mental Health Systems (MHS), contingent on necessary City approvals, if any, to operate the Transitional Storage Center, currently known as the Storage Connect Center I, located at 116 South 20th Street, San Diego, California 92113, for a term of July 1, 2020, through June 30, 2021, at current capacity of up to 500 storage units at any one time with an annual budget amount of \$1,249,942.00, on terms and conditions as set forth in the Agreement, as it may be amended upon advice of General Counsel of the Housing Commission;



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- 2) Upon the execution of a HHAP MOU between the City and the Housing Commission, approve the execution of an initial one-year contract using a sole source justification, contingent on necessary City of San Diego approvals, if any, to operate the Transitional Storage Center, currently known as the Storage Connect Center II, located at Lea Street Terminus, San Diego, California 92105, for a term of July 1, 2020, through June 30, 2021, at current capacity of up to 500 storage units at any one time with an annual budget amount of \$720,664, on terms and conditions as set forth in the Agreement, as it may be amended upon advice of General Counsel of the Housing Commission;
- 3) Authorize the Housing Commission's President & CEO, or designee, to take such actions as are reasonably necessary to implement the approvals referenced in this report;
- 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 of Commissioners (Board), but only if and to the extent that funds are determined to be available for such purposes; and
- 5) Authorize approval of the proposed Memorandum of Understanding between the Housing Commission and the City of San Diego specific to the provision of both the Transitional Storage Centers.

City Council:

Authorize approval of the proposed Memorandum of Understanding between the Housing Commission and the City of San Diego specific to the provision of both the Transitional Storage Centers.

109 [HCR20-061](#) [Workshop & Discussion: City of San Diego COVID-19 Emergency Rental Assistance Program](#)

An informational workshop will provide the Housing Commission Board of Commissioners with an update on the efforts underway by the Housing Commission to support the development of the City of San Diego's proposed COVID-19 Emergency Rental Assistance program, the next steps in the City Council review and approval process, and anticipated timeline.

ADJOURNMENT

INFORMATIONAL REPORTS

[HCR20-052](#) [April 2020 Reporting Update for City of San Diego's Storage Connect Center](#)

[HCR20-053](#) [April 2020 Reporting Update for the City of San Diego's Bridge Shelter Programs](#)

[HCR20-054](#) [April 2020 Reporting Update for City of San Diego's Housing Navigation Center](#)

[HCR20-062](#) [Motel/Hotel Acquisition Program](#)