



SAN DIEGO
HOUSING
COMMISSION

REVISED SPECIAL MEETING AGENDA

SAN DIEGO HOUSING COMMISSION
REVISED SPECIAL MEETING AGENDA
JULY 10, 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

June 12, 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 [HCR20-071 Action to Amend Appendix A of San Diego Housing Commission Policy PO101.000](#)

That the San Diego Housing Commission (Housing Commission) Board of Commissioners recommend that the San Diego City Council adopt the amendment to Appendix A to Housing Commission Policy 101.000 “Conflict of Interest Code and Related Provisions.”

101 [HCR20-063 Application for State of California Housing and Community Development Local Housing Trust Fund Program Funding](#)

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 Housing Commission’s President & Chief Executive Officer (President & CEO), or designee, to apply on behalf of the City of San Diego, for \$5 million in funding from the State of California’s Local Housing Trust Fund Program;
- 2) Authorize the President & CEO, or designee, to commit \$5 million in matching funds on a dollar-for-dollar basis from the City of San Diego’s (City) Affordable Housing Fund, as required by the Notice of Funding Availability (NOFA) (Attachment 1); and
- 3) Authorize the 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 as are necessary and/or appropriate to implement these approvals.



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102 [HCR20-064](#) [Hillcrest Inn – Property Acquisition](#)

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

Housing Commission

- 1) Hold a hearing as required by the provisions of Assembly Bill (AB) 1637-Health & Safety Code Section 34340(a)(3); and
- 2) Adopt a Resolution making the findings required by AB 1637-Health & Safety Code Section 34340(a)(4) to allow gap funding for middle-income households at rents affordable to such households.

Housing Authority

- 3) Authorize the Housing Commission’s President & CEO, and, if and as necessary, the Executive Director of the Housing Authority, or designee, and/or the Executive Vice President and Chief of Staff, 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 as are necessary and/or appropriate to implement these approvals upon the advice of General Counsel, to allow the Housing Commission to acquire Hillcrest Inn, the property located at 3754 Fifth Avenue, San Diego, CA 92103 (Property), on terms and conditions described in this report, as approved by General Counsel of the Housing Commission;
- 4) Ratify the execution of a Purchase and Sale Agreement (PSA) dated February 21, 2020, with the seller S Wilson Uptown, Inc. a California Seller (“Seller”);
- 5) Authorize the Housing Commission’s President & CEO, or designee, upon satisfactory completion and evaluation of the Property during the due diligence period, to take such actions and perform such acts as are necessary to acquire the 0.16 acre Property with improvements for the price of \$8,000,000. The Seller shall provide clear fee simple title upon acquisition of the Property;
- 6) Ratify the funding of the refundable escrow deposit of \$100,000 in accordance with the terms outlined in the PSA, which will be applicable to the purchase price and which deposit will become non-refundable upon the expiration of the due diligence period on August 19, 2020;
- 7) Authorize the Housing Commission’s President & CEO, or designee, to execute and record an affordability covenant against the Property for 65 years, with 36 of the units remaining affordable at or below 80 percent of the San Diego Area Median Income (AMI), four units affordable at or below 120 percent of AMI, and five units affordable at or below 150 percent of AMI;



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- 8) Authorize the Housing Commission to provide property management services and hire additional staff, if needed, or procure a new property management company through a competitive Request for Proposal process;
- 9) Authorize the Housing Commission's purchase of the Property, associated closing costs, and remediation and upgrades to the Property utilizing \$4,800,000.00 of U.S. Department of Housing and Urban Development (HUD) Moving to Work (MTW) Funds; up to \$1,008,460 of local funds from the proceeds of the Housing Commission's sale of the Mariner's Village property to Housing Development Partners (HDP), the Housing Commission's nonprofit affiliate; and up to \$4,100,000 of local redevelopment funds;
- 10) Authorize the Housing Commission's President & CEO, or designee, to substitute approved funding sources for the Property 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 these approvals, upon the advice of General Counsel;
- 11) Approve all budgets associated with this potential acquisition. This includes the transfer and/or reallocation of funds between any and all funding use line items within the total approved development/project budget provided the total project/development budget amount after any and all transfers/reallocations does not exceed the previously approved budget total, in any instances when the operational need(s) arise and/or when such actions are to the benefit of the Housing Commission and its mission;
- 12) Hold a hearing as required by the provisions of AB 1637-Health & Safety Code Section 34340(a)(3); and
- 13) Adopt a Resolution making the findings required by AB 1637-Health & Safety Code Section 34340(a)(4) to allow gap funding for middle income households at rents affordable to such households.

103 [HCR20-072](#) [Workshop & Discussion: San Diego Affordable Housing Preservation Study](#)

NO ACTION IS REQUIRED ON THE PART OF THE HOUSING COMMISSION

An informational workshop will be presented regarding the San Diego Housing Commission's Affordable Housing Preservation Study report, *Preserving Affordable Housing in the City of San Diego*.

CLOSED SESSION

It is anticipated that the San Diego Housing Commission will convene in closed session on Friday, July 10, 2020, at 9:01 a.m. with the following agenda:



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- 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.**
- III. **Commissioner comments, if any.**
- IV. **Commission will convene in closed session to consider the following agenda:**

A. CONFERENCE WITH LEGAL COUNSEL :

**Conference with Real Property Negotiations (§ 54956.8)
Properties 1 through 3 below:**

**Property 1: 1747 Pacific Highway, San Diego, California 92101.
APN: 533-311-14-00**

**Agency Negotiation: Richard C. Gentry; Jeff Davis; Mike Pavco; Pari Zaker;
Charles B. Christensen; Walter Spath III**

Negotiating Parties: Nelson Knight; Apple Seven SPE Socal, Inc.

**Under Negotiation: Instructions to Real Estate Negotiators will concern price
and terms of payment.**

**Property 2: 5995 Pacific Mesa Court, San Diego, California 92121.
APN: 341-392-24-00**

**Agency Negotiation: Richard C. Gentry; Jeff Davis; Mike Pavco; Pari Zaker;
Charles B. Christensen; Walter Spath III**

**Negotiating Parties: Rob Hayes; Ashford Mira Mesa San Diego Limited
Partnership**

**Under Negotiation: Instructions to Real Estate Negotiators will concern price
and terms of payment.**

**Property 3: 5400 Kearny Mesa Road, San Diego, California 92111.
APN: 356-030-53-00 and 356-030-55-00**

**Agency Negotiation: Richard C. Gentry; Jeff Davis; Mike Pavco; Pari Zaker;
Charles B. Christensen; Walter Spath III**

Negotiating Parties: Michael Jacobs; RT San Diego, LLC

**Under Negotiation: Instructions to Real Estate Negotiators will concern price
and terms of payment.**

- V. **Announcement of Actions Taken in Closed Session.**
- VI. **Adjournment.**

ADJOURNMENT



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INFORMATIONAL REPORTS

- [HCR20-059 Status of Loan Portfolio – Fiscal Year 2020 Third Quarter](#)
- [HCR20-065 Annual Insurance Report – Fiscal Year 2020 - 2021](#)
- [HCR20-066 Investment Report – Third Quarter Fiscal Year 2020](#)
- [HCR20-067 May 2020 Reporting Update for City of San Diego’s Storage Connect Center](#)
- [HCR20-068 May 2020 Reporting Update for the City of San Diego’s Bridge Shelter Programs](#)
- [HCR20-069 May 2020 Reporting Update for City of San Diego’s Housing Navigation Center](#)
- [HCR20-070 Agency Financial Statements – Third Quarter Fiscal Year 2020 \(Unaudited\)](#)