

**HOUSING AUTHORITY OF THE
CITY OF SAN DIEGO
AGENDA FOR
REGULAR HOUSING AUTHORITY MEETING
OCTOBER 27, 2020, AT 11:00 AM OR SOON THEREAFTER
COUNCIL CHAMBERS: 12th FLOOR
202 C STREET, SAN DIEGO, CA 92101**

COVID- 19 PUBLIC SERVICE ANNOUNCEMENT REGARDING HOUSING AUTHORITY OF THE CITY OF SAN IDEGO 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 Executive Order 29-20](#), which suspends certain requirements of the Ralph M. Brown Act, and the [Temporary Rules of Council](#) as approved on April 7, 2020.

During the current State of Emergency and in the interest of public health and safety, most—and possibly all—of the Housing Authority Members will be participating in Housing Authority meetings by teleconference. In accordance with the Executive Order, there will be no members of the public participating in person at the Housing Authority Meetings. We are providing alternatives to in-person attendance for viewing and participating in the meetings.

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

Phone-in Testimony:

When the Clerk introduces either the item you would like to comment on or the comment period for, Non-Agenda Public Comment or Closed Session Public Comment, follow the instructions within the [“Public Comment Instructions”](#) by dialing the number below to be placed in the queue.

1. DIAL 619-541-6310
2. Enter the Access Code: 877861 then press ‘#’.

Written Comment through Webform:

Comment on Agenda Items may be submitted using the [webform](#) indicating the agenda item number for which you wish to submit your comment. Comments received by the start of the meeting will be distributed to the Housing Authority Members and posted online with the meeting materials. All webform comments are limited to 200 words. Comments received after the start of the meeting but before the item is called will be submitted into the written record for the relevant item.

Non-Agenda Public Comment may be submitted using the [webform](#), checking the appropriate box. Comments received by the start of the meeting will be distributed to the Housing Authority and posted online with the meeting materials. All webform comments are limited to 200 words. Comments received after the start of the meeting but before Non-agenda comment is called will be submitted into the written record for the meeting.

Written Materials. If you wish to submit written materials for submission into the record or have an attachment to your comment, you may email it to cityclerk@sandiego.gov or submit via U.S. Mail to 202 C Street, MS2A San Diego, CA 92101. Materials submitted via email will be distributed to the Housing Authority Members in accordance with the deadlines described above. Materials submitted via U.S. Mail

will need to be received the business day prior in order for it to be distributed to the Housing Authority Members.

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 Time Warner Cable or Channel 99 for AT&T, or [view the meetings online \(link is external\)](#)

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. The City is committed to resolving accessibility requests swiftly in order to maximize accessibility.

Questions Regarding Agenda Items: For specific questions regarding any item on the Housing Authority agenda, please contact 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/.

APPROVAL OF HOUSING AUTHORITY MINUTES:

October 13 2020, Meeting [Minutes](#)

NON-AGENDA PUBLIC COMMENT

DISCUSSION AGENDA:

ITEM 1: [HAR20-036](#) [Approval of the Fiscal Year 2021 Operating Agreement for the City of San Diego Coordinated Street Outreach Program and Approval of a Memorandum of Understanding between the City of San Diego \(City\) and the San Diego Housing Commission for the Oversight and Administration of the City's Coordinated Street Outreach Program](#)

City Council companion item

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 execution of an agreement with People Assisting The Homeless (PATH) to operate the City of San Diego's (City) Coordinated Street Outreach Program for a one-year term in the amount of \$1,425,000, with one one-year option to renew at the San Diego Housing Commission's (Housing Commission) sole discretion, in which the initial contract term will be pro-rated for an eight-month period, from November 1, 2020, to June 30, 2021, in the amount of \$1,027,643 (which includes \$70,585 in start-up costs), funded through an allocation from the Homeless Strategies Department General Fund to the Housing Commission, upon the execution of the proposed Coordinated Street Outreach Memorandum of Understanding between the City and the Housing Commission;
- 2) Authorize the Housing Commission's President & Chief Executive Officer (President & CEO), or designee, to execute all documents and instruments 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;

- 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's Board of Commissioners (Board), but only if and to the extent that funds are determined to be available for such purposes; and
- 4) Authorize the execution of a Memorandum of Understanding between the City of San Diego and the Housing Commission for the oversight and administration of the City's Coordinated Street Outreach Program.

City Council:

- 1) Authorize the execution of a Memorandum of Understanding between the City of San Diego and the Housing Commission for the oversight and administration of the City's Coordinated Street Outreach Program.
- 2) Authorize the Chief Financial Officer to expend funds as outlined in the Memorandum of Understanding for the purpose of executing this agreement, including an amount not to exceed \$1,077,643 in Fiscal Year 2021 from the General Fund Homelessness Strategies Department.

ITEM 2: [HAR20-031 Execution of the Memorandum of Understanding Between the City of San Diego and the San Diego Housing Commission for the Operation and Administration of the Homelessness Response Center and Approval of the Agreement with People Assisting the Homeless to Provide Services at the Homelessness Response Center](#)

City Council companion item

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 San Diego Housing Commission (Housing Commission) to enter into a Memorandum of Understanding (MOU) with the City of San Diego (City) for an initial eight-and-a-half-month term, anticipated to commence on November 1, 2020, and continuing through June 30, 2021, with two one-year options to renew, for the operation and administration of the Homelessness Response Center; funding for Fiscal Year (FY) 2021 shall consist of Community Development Block Grant, Low Moderate Income Housing Asset Fund and General Fund funds in a total annual amount of \$1,550,000, prorated for the initial contract term. The eight-and-a-half-month term will include a half month startup budget of \$64,583.33 and an eight-month operations budget of \$1,033,333.33;
- 2) Authorize the Housing Commission's President & Chief Executive Officer (President & CEO), or designee, to execute an agreement with People Assisting the Homeless (PATH), using a sole-source justification procurement method, in an annual amount of \$733,751.15, prorated, for an initial term anticipated to commence on November 1, 2020, through June 30, 2021, with two one-year options to renew, to provide services at the Homelessness Response Center, located at 1401 Imperial Avenue, San Diego, California 92101, 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;

- 3) 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; and
- 4) Authorize the Housing Commission's President & CEO, or designee, to substitute funding sources and/or increase the program budget 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:

- 1) Authorize the City of San Diego to enter into a Memorandum of Understanding (MOU) with the Housing Commission for an initial eight-and-a-half-month term, anticipated to commence on November 1, 2020, and continuing through June 30, 2021, with two one-year options to renew, for the operation and administration of the Homelessness Response Center; and
- 2) Authorize the Chief Financial Officer to appropriate and expend the following funds for Fiscal Year (FY) 2021 for the operation and administration of the Homelessness Response Center: \$1,000,000 from Community Development Block Grant funds, funds (Unobligated CDBG Program), \$250,000 from the Low Moderate Income Housing Asset Fund and \$300,000 from the General Fund in a total annual amount of \$1,550,000, prorated for the initial contract term, to the Housing Commission for the ongoing operations of the Homelessness Response Center, contingent upon the Chief Financial Officer certifying that the funds are available.. The eight-and-a-half-month term will include a half month startup budget of \$64,583.33 and an eight-month operations budget of \$1,033,333.33; and
- 3) Authorize the Mayor, or designee, on behalf of the City, to amend the FY 2021 Annual Action Plan, as applicable, to ensure that the approved \$1,000,000 FY 2021 Community Development Block Grant allocation to the Housing Commission for the Homelessness Response Center, and all public comments about such amendment received by the City during the public comment period, are included in the final amendment, and further authorize the Mayor, or designee, to submit the final amendment to HUD for approval

ITEM 3: [HAR20-039](#) [Preliminary Bond Authorization for Ulric Street Apartments II](#)

City Council companion item

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

- 1) Approve the following steps to issue Housing Authority tax-exempt Multifamily Housing Revenue Bonds to facilitate the acquisition and new construction of the Ulric Street Apartments II (Ulric II), a 60-unit affordable rental housing development, to be located at 2601-2641 Ulric Street, San Diego, which will consist of 59 units that will remain affordable for 55 years for low- and very low-income seniors, including six units for seniors experiencing homelessness, plus one unrestricted manager's unit:
 - a. Issue a bond inducement resolution (Declaration of Official Intent) for up to \$23,852,443 in Multifamily Housing Revenue Bonds for the acquisition and new construction of Ulric II by Linda Vista Housing Associates, L.P., a California limited partnership formed by Community Housing Works (CHW);
 - 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

Multifamily Housing Bonds in an amount up to \$23,852,443 for Ulric II. Issuance of the bonds will require Housing Authority approval at a later date; and

- c. Approve a bond financing team of Quint and Thimmig as Bond Counsel, and CSG Advisors as Bond Financial Advisor.
- 2) Authorize the San Diego Housing Commission's (Housing Commission) President & CEO, or his 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 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.

ITEM 4: [HAR20-038 Application for State of California CalHome Program Funds \(Citywide\)](#)

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 San Diego Housing Commission's (Housing Commission) 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.

Adjournment