



SAN DIEGO  
HOUSING  
COMMISSION

## SPECIAL MEETING AGENDA

SAN DIEGO HOUSING COMMISSION  
SPECIAL MEETING AGENDA  
JANUARY 14, 2021, 1:00 P.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



Special Housing Commission Meeting of January 14, 2021

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](mailto: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](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.



Special Housing Commission Meeting of January 14, 2021

30 **COMMISSIONER COMMENTS**

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

50 **APPROVAL OF THE MINUTES**

[November 13, 2020](#), Special Meeting

**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 **[HCR21-015 Lease Agreement for the City of San Diego Family Justice Center at the Smart Corner Building](#)**

*Seven-day advance notice of San Diego Housing Commission hearing of the following matter is provided to the Housing Authority Members pursuant to the provisions of San Diego Municipal Code Section 98.0301(e)(4)(a)(b)*

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

- 1) Approve a three-year lease between the Housing Commission as the Landlord and the City of San Diego Family Justice Center as the Tenant, for the period of January 1, 2021, through December 31, 2023, for the continued occupancy of the second floor office space at the Smart Corner building at 1122 Broadway, Suite 200, San Diego, CA 92101, with one two-year renewal option for a total lease term of five years; and
- 2) Approve a Tenant Improvement Allowance of up to \$17,000 for the City of San Diego Family Justice Center for identified tenant improvements; and
- 3) Authorize the Housing Commission's 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.

101 **[HCR21-003 Preliminary Bond Authorization for 3Roots](#)**

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, as described in this report.



Special Housing Commission Meeting of January 14, 2021

**Housing Authority:**

- 1) Approve the following preliminary steps to issue Housing Authority tax-exempt and taxable Multifamily Housing Revenue Bonds to facilitate the development of 3Roots, a new affordable housing development at 9900 Camino Santa Fe in the Mira Mesa neighborhood, which will consist of 178 units affordable for 55 years for individuals and families earning 30 percent to 60 percent of the San Diego Area Median Income (AMI) and two unrestricted manager's unit:
  - a. Issue a bond inducement resolution (Declaration of Official Intent) for up to \$58,000,000 in tax-exempt Multifamily Housing Revenue Bonds and up to \$4,800,000 in taxable Multifamily Housing Revenue Bonds supporting the development of 3Roots by a limited partnership formed by Chelsea Investment Corporation;
  - 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 \$58,000,000 for 3Roots; and
  - c. Approve the financing team of Orrick as Bond Counsel and Ross Financial as Financial Advisor;
- 2) Authorize the Housing Commission's 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 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 tax-exempt Multifamily Housing Revenue Bonds in an amount up to \$58,000,000 to facilitate the development of 3Roots.

**102 [HCR21-016 Preliminary Bond Authorization for Bandar Salaam Apartments](#)**

*Seven-day advance notice of San Diego Housing Commission hearing of the following matter is provided to the Housing Authority Members pursuant to the provisions of San Diego Municipal Code Section 98.0301(e)(4)(a)(b) for Staff Recommendation No. 1 for Housing Commission action.*

That the San Diego Housing Commission (Housing Commission) take the following action and 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 Commission**

- 1) Approve the partial pay down of the existing Housing Commission loan and extend the term to 2076.

**Housing Authority**

- 1) Approve the following preliminary steps to issue Housing Authority tax-exempt Multifamily Housing Revenue Bonds to facilitate the rehabilitation of the Bandar Salaam Apartments, a 68-unit affordable rental housing development, located at 3810



Special Housing Commission Meeting of January 14, 2021

Winona Avenue, San Diego, CA 92105, which will consist of 67 units that will remain affordable for 55 years for low- and very low-income families and one unrestricted manager's unit.:

- a. Issue a bond inducement resolution (Declaration of Official Intent) for up to \$13,500,000 in tax-exempt Multifamily Housing Revenue Bonds for the rehabilitation of Bandar Salaam Apartments by Winona Avenue Housing Associates, L.P., (a limited partnership formed by the developer, Community Housing Works).
  - 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 \$13,500,000 for Bandar Salaam Apartments. 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 as Bond Financial Advisor.
- 2) Authorize the Housing Commission's 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 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.

### **City Council**

Hold a Tax Equity and Fiscal Responsibility Act (TEFRA) public hearing, and adopt a resolution approving the Housing Authority's issuance of tax-exempt Multifamily Housing Revenue Bonds in an amount up to \$13,500,000 to fund the rehabilitation of Bandar Salaam Apartments.

### **103    [HCR21-018](#)    [Preliminary Bond Authorization for ShoreLINE 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.

### **Housing Authority:**

- 1) Approve the following preliminary steps to issue Housing Authority tax-exempt Multifamily Housing Revenue Bonds to facilitate the development of ShoreLINE Apartments at 4470 Alvarado Canyon Road in the Grantville, neighborhood, which will consist of 153 units affordable for 55 years for individuals and families earning between 30 percent and 80 percent of the San Diego Area Median Income (AMI) and two unrestricted manager's unit:
  - a. Issue a bond inducement resolution (Declaration of Official Intent) for up to \$36,500,000 in tax-exempt Multifamily Housing Revenue Bonds and \$20,100,000 in taxable bonds supporting the development of ShoreLINE Apartments by a limited partnership formed by Affirmed Housing Group;



Special Housing Commission Meeting of January 14, 2021

- 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 \$36,500,000 for ShoreLINE Apartments; and
  - c. Approve the financing team of Orrick as Bond Counsel and Ross Financial as Financial Advisor;
- 2) Authorize the Housing Commission's 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 tax-exempt Multifamily Housing Revenue Bonds in an amount up to \$36,500,000 to facilitate the development of ShoreLINE Apartments.

**104    [HCR21-020    Authorization of an Amendment to the San Diego Housing Commission's Fiscal Year 2021 Budget to Utilize Moving to Work Funds to Fund Operator Agreements for the City of San Diego's Bridge Shelter Programs](#)**

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 to amend its Fiscal Year 2021 budget in the amount of \$2,000,000 from federal Moving to Work (MTW) funds to fund operator agreements with Alpha Project for the Homeless (Alpha Project) and Father Joe's Villages (FJV) for the operation of the City of San Diego's three Bridge Shelter programs. These MTW funds will partially replace previously allocated Homeless Housing, Assistance and Prevention (HHAP) Program funds, pursuant to authority to substitute funding sources as granted to the Housing Commission's President & Chief Executive Officer (President & CEO), or designee, on June 16, 2020 (Housing Authority Resolution No. HA-1859); and
- 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.



Special Housing Commission Meeting of January 14, 2021

**105 [HCR21-007](#) [Workshop & Discussion: Fiscal Year 2022 Moving to Work Annual Plan](#)**

An informational workshop will be presented on the Fiscal Year 2022 Moving to Work (MTW) Annual Plan.

**106 [HCR21-001](#) [Workshop & Discussion: First-Time Homebuyer Programs](#)**

An informational workshop will be presented on First-Time Homebuyer Programs the San Diego Housing Commission administers for the City of San Diego and the County of San Diego.

**ADJOURNMENT**

**INFORMATIONAL REPORTS**

**[HCR21-004](#) [Status of Loan Portfolio – Fiscal Year 2021 First Quarter](#)**

**[HCR21-005](#) [Agency Financial Statements – First Quarter Fiscal Year 2021 \(Unaudited\)](#)**

**[HCR21-006](#) [Investment Report – First Quarter Fiscal Year 2021](#)**

**[HCR21-009](#) [Multifamily Bond Program – Annual Status Report Calendar Year 2020](#)**

**[HCR21-010](#) [October 2020 Reporting Update for City of San Diego’s Housing Navigation Center](#)**

**[HCR21-011](#) [October & November 2020 Reporting Update for the City of San Diego’s Bridge Shelter Programs](#)**

**[HCR21-012](#) [October & November 2020 Reporting Update for City of San Diego’s Storage Connect Center I](#)**