



SAN DIEGO
HOUSING
COMMISSION

SPECIAL MEETING AGENDA

SAN DIEGO HOUSING COMMISSION
SPECIAL MEETING AGENDA
FEBRUARY 5, 2021, 9:00 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

[January 14, 2021](#), 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 [HCR21-019 Fiscal Year 2022 Moving to Work Annual Plan Approval](#)

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

- 1) Approve the Fiscal Year (FY) 2022 Moving to Work (MTW) Annual Plan; and
- 2) Authorize the President & Chief Executive Officer, or designee, to execute all documents and instruments 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 [HCR21-008 Final Bond Authorization for Grant Heights II](#)

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 issuance of up to \$8,815,000 in tax-exempt Multifamily Housing Revenue notes to facilitate Grant Heights II L.P.'s acquisition and rehabilitation of Grant Heights II, a 42-unit affordable rental housing development composed of Grant Heights Apartments (Grant Heights), located at 2651-2663 J Street, and Winona Apartments (Winona), located at 3845 Winona Avenue, San Diego, with 41 units that will remain affordable for 55 years, and one manager's unit.
- 2) Authorize the issuance of up to \$150,000 in taxable Multifamily Housing Revenue notes, for the Grant Heights II L.P.'s construction financing for Grant Heights II.

City Council

Hold a Tax Equity and Fiscal Responsibility Act (TEFRA) hearing, and adopt a resolution approving the Housing Authority's issuance of Multifamily Housing Revenue tax-exempt debt in an amount up to



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\$8,815,000 to fund the development of Grant Heights II.

102 [HCR21-023](#) [Final 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.

Housing Authority:

Authorize the issuance of up to \$12,150,000 in Housing Authority tax-exempt Multifamily Housing Revenue Bonds to fund the new affordable housing development Mississippi ECB Apartments at 2139 El Cajon Boulevard, San Diego, CA 92104, which will consist of 60 units that will remain 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.

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 in an amount up to \$12,150,000 to facilitate the development of Mississippi ECB Apartments.

103 [HCR21-021](#) [Approval of the Fiscal Year 2021 Agreement between the San Diego Housing Commission and Saint Vincent de Paul Village to operate the City of San Diego's Bishop Interim Shelter Program](#)

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

- 1) Authorize the Housing Commission to enter into an agreement with St. Vincent de Paul Village in the amount of \$314,921 for an initial five-month term of February 6, 2021, through June 30, 2021, with two one-year options for renewal, contingent on funding being made available for that purpose during the City of San Diego's (City) annual budgeting process, to provide interim shelter and services at the City's Bishop Interim Shelter Program at 1506 Commercial Street, San Diego, 92101, for persons experiencing homelessness. The funding for the initial operating term will consist of the City's federal Coronavirus Aid, Relief, and Economic Security (CARES) Act Emergency Solutions Grant (ESG) – Round 1 (ESG-CV) grant funds.
- 2) Authorize the Housing Commission's President & Chief Executive Officer (President & CEO), or designee, to execute all 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;
- 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



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amount for the proposed agreement, if necessary, without further action by the Housing Commission Board or the Housing Authority, but only if and to the extent that funds are determined to be available for such purposes.

104 [HCR21-002 Workshop & Discussion: Section 8 Housing Choice Voucher Program](#)

NO ACTION IS REQUIRED ON THE PART OF THE HOUSING COMMISSION

An informational workshop will be presented to provide an overview of the San Diego Housing Commission's (Housing Commission) Rental Assistance Division (RAD) Programs. With a budget of more than \$280 million in Fiscal Year 2021, the Section 8 Housing Choice Voucher (HCV) program is the Housing Commission's largest program, providing rental assistance to more than 16,000 San Diego households every year. As one of the original 39 public housing authorities nationwide to receive a Moving to Work (MTW) designation from the U.S. Department of Housing and Urban Development (HUD), the Housing Commission has designed innovative approaches for providing and administering housing assistance. Through the MTW program, the Housing Commission's Housing Choice Voucher Program has implemented initiatives that have resulted in successful programming and procedural changes that increased housing opportunities and program efficiency.

ADJOURNMENT

INFORMATIONAL REPORTS

[HCR21-013 December 2020 Reporting Update for the City of San Diego's Bridge Shelter Programs](#)

[HCR21-014 December 2020 Reporting Update for the City of San Diego's Storage Connect Center I](#)