



SAN DIEGO
HOUSING
COMMISSION

SPECIAL MEETING AGENDA

SAN DIEGO HOUSING COMMISSION
SPECIAL MEETING AGENDA
MAY 6, 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

Revised May 3, 2021 to update recommended actions for Item 104.

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 participate and provide comments in the following manner:

Phone-in Testimony

When the comment period for Non-Agenda Public Comment is introduced, or when the comment period is introduced for the specific Agenda Item on which you would like to comment, please call the following toll-free number: **(833) 610-2513**. Wait until you are called upon to speak. Then state your name for the record and the item you are commenting on, and make your comments within the time allotted by the SDHC Board. When your time has ended, please hang up your call. If you wish to speak on other items on the Agenda or for other comment periods, please call back when those items or comment periods are introduced. Please monitor the meeting through livestreaming on SDHC’s website. Click on “Watch the Video”



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near the bottom of the SDHC Board of Commissioners page on the website:
<https://www.sdhc.org/governance-legislativeaffairs/sdhc-board-of-commissioners/>

Written Comment through Webform:

Written Comment on Agenda Items must be submitted using the SDHC Board meeting [public comment webform](#), and indicating the agenda item number for which you wish to submit your 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 of the meeting but before the item is called will be submitted into the written record for the relevant item.

Non-Agenda Written 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 Written 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.

Viewing the Meeting

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/>



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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.

30 COMMISSIONER COMMENTS

40 REPORT BY THE PRESIDENT & CHIEF EXECUTIVE OFFICER

50 APPROVAL OF THE MINUTES

April 2, 2021, Special Meeting [Minutes](#)

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 [HCR21-039 Homeless Housing, Assistance, and Prevention Program \(HHAP\) Funded Rapid Rehousing Programs](#)

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

- 1) Authorize the Housing Commission to enter into a one-year contract, using a Non-Competitive agreement under Procurement Policy 9.4, with People Assisting the Homeless (PATH) in the amount of \$655,604 to operate a Rapid Rehousing program for the term of July 1, 2021, to June 30, 2022, funded by Homeless Housing, Assistance, and Prevention Program (HHAP) and American Rescue Plan Act (ARPA) funds, contingent on funding being allocated for this purpose in the City of San Diego's Fiscal year 2022 budgeting process;



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- 2) Authorize the Housing Commission to enter into a one-year contract, using a Non-Competitive agreement under Procurement Policy 9.4, with Home Start Inc. (Home Start) in the amount of \$683,638 to operate a Rapid Rehousing program for the term of July 1, 2021, to June 30, 2022, funded by HHAP and ARPA funds, contingent on funding being allocated for this purpose in the City of San Diego's Fiscal year 2022 budgeting process;
- 3) Authorize the Housing Commission to enter into a one-year contract, using a Non-Competitive agreement under Procurement Policy 9.4, with The Salvation Army in the amount of \$630,643 to operate a Rapid Rehousing program for the term of July 1, 2021, to June 30, 2022, funded by HHAP and ARPA funds, contingent on funding being allocated for this purpose in the City of San Diego's Fiscal year 2022 budgeting process;
- 4) Authorize the President & CEO, or designee, to execute all necessary documents and instruments that are necessary and/or appropriate to implement these approvals, on terms and conditions approved by the President & CEO, or designee, upon the advice of and in a form approved by General Counsel, and to take such actions necessary and/or appropriate to implement these approvals in accordance and compliance with all applicable laws, rules and regulations;
- 5) Authorize the President & CEO to increase the amount of funding per operator agreement by no more than 20 percent of the approved budget and to substitute funding sources for each of the proposed agreements, if necessary, without further action by the Housing Commission Board, but only if and to the extent that funds are determined to be available for such purposes. The execution of the contracts will be contingent on the renewal of a Memorandum of Understanding (MOU) between the Housing Commission and the City of San Diego for Administration of HHAP funds or renewal of the General Shelter and Services MOU for use of other funds as deemed appropriate by the City of San Diego and approved through the City of San Diego's Fiscal Year 2022 budget process.

101 [HCR21-047 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 and Approval of the Contract Renewal to operate 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](#)

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

- 1) Approve the execution of a six-month Non-Competitive agreement under Procurement Policy 9.4, with Mental Health Systems (MHS), contingent on necessary City of San Diego (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, 2021, through December 31, 2021, with a budget



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of \$624,971, on terms and conditions as set forth in the Agreement, as it may be amended upon advice of the Housing Commission's General Counsel;

- 2) Approve the execution of a six-month Non-Competitive agreement under Procurement Policy 9.4, with MHS, contingent on necessary City 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, 2021, through December 31, 2021, with a budget of \$360,332, on terms and conditions as set forth in the 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 take such actions as are reasonably necessary to implement the approvals referenced in this report; 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 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.

102 [HCR21-054 Loan Recommendation for Nestor Senior Village](#)

Seven-day advance notice of San Diego Housing Commission Hearing of the following matter has been provided to the Housing Authority Members pursuant to the provisions of San Diego Municipal Code Section 98.0301(e)(4)(a)(b) for Staff Recommendations No. 1.

That the San Diego Housing Commission (Housing Commission) take the following actions, as described in this report:

- 1) Approve a Housing Commission residual receipts loan in an amount not to exceed \$3,330,000, to NCRC NSV a California limited partnership, to finance the new construction of Nestor Senior Village, to be located at 1120 Nestor Way, San Diego, which will consist of 73 affordable rental housing units for seniors age 55 and older experiencing homelessness with income up to 30 percent of San Diego's Area Median Income (AMI), of which 35 units will be for seniors experiencing homelessness with serious mental illness, and one manager's unit. Twenty-five units out of the 35 reserved for seniors experiencing homelessness with serious mental illness are restricted to seniors with income up to 25 percent of AMI. The 73 restricted units will remain affordable for 55 years.

The Housing Commission's proposed \$3,330,000 total loan will be contingent upon the developer receiving all necessary third-party funding commitments, as described in this report. Such third-party funding commitments would be subject to the Housing Commission's General Counsel's approval.



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- 2) Authorize the President and Chief Executive Officer (President & CEO) of the Housing Commission, or designee:
 - a. To execute any and all documents necessary to effectuate the transaction and implement the project in a form approved by the General Counsel, and to take such actions as are necessary, convenient, and/or appropriate to implement the approvals upon advice of the General Counsel;
 - b. To adjust financing terms and conditions as necessary for consistency with requirements of other funding sources or to accommodate market changes that may occur, provided that the proposed \$3,330,000 maximum Housing Commission loan amount may not increase; and
 - c. To substitute approved funding sources 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 this approval and delegation of authority by the Housing Commission upon advice of the General Counsel.

103 [HCR21-049 Preliminary Bond Authorization and Tax Equity and Fiscal Responsibility Act \(TEFRA\) Hearing for Southwest Village Apartments](#)

Preliminary Bond Authorization and Tax Equity and Fiscal Responsibility Act (TEFRA) hearings are scheduled to be heard by the San Diego Housing Commission (Housing Commission) Board of Commissioners on May 6, 2021, at 9 a.m. Any two members of the Housing Authority of the City of San Diego (Housing Authority) or San Diego City Council (City Council) may request that these hearings not take place and instead be heard by the Housing Authority and City Council by giving notice to the Housing Commission's President & Chief Executive Officer, or designee, within seven days of the date of this notice.

That the San Diego Housing Commission (Housing Commission) take the following actions as described in this report.

- 1) Approve the following preliminary steps to issue Housing Authority of the City of San Diego tax-exempt Multifamily Housing Revenue Bonds to facilitate the development of Southwest Village Apartments at 323-337 Willie James Jones Avenue in the Chollas Creek Village Neighborhood, which will consist of 80 units affordable for 55 years for individuals and families earning 30 percent to 60 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 \$25,000,000 in tax-exempt Multifamily Housing Revenue Bonds and \$15,500,000 in taxable bonds supporting the development of Southwest Village Apartments by a limited partnership formed by the Related Companies of California and the Jacobs Center for Neighborhood Innovation;
 - 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-



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- exempt private activity bonds in an amount up to \$25,000,000 for Southwest Village 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.
 - 3) Hold a Tax Equity and Fiscal Responsibility Act (TEFRA) public hearing to approve the issuance of tax-exempt Multifamily Housing Revenue Bonds in an amount up to \$25,000,000 to facilitate the development of Southwest Village Apartments.

104 [HCR21-050](#) [Ventana al Sur Apartments Modification of Preliminary Bond Authorization and Tax Equity and Fiscal Responsibility Act \(TEFRA\) Hearing](#)

Preliminary Bond Authorization and Tax Equity and Fiscal Responsibility Act (TEFRA) hearings are scheduled to be heard by the San Diego Housing Commission (Housing Commission) Board of Commissioners on May 6, 2021, at 9 a.m. Any two members of the Housing Authority of the City of San Diego (Housing Authority) or San Diego City Council (City Council) may request that these hearings not take place and instead be heard by the Housing Authority and City Council by giving notice to the Housing Commission’s President & Chief Executive Officer, or designee, within seven days of the date of this notice.

That the San Diego Housing Commission (Housing Commission) take the following actions as described in this report:

- 1) Take the initial steps to issue Housing Authority of the City of San Diego tax-exempt Multifamily Housing Revenue Bonds to facilitate the acquisition and new construction of Ventana al Sur Apartments (Ventana) at 4132 Beyer Boulevard, San Diego, 92173, in the San Ysidro neighborhood, which will consist of 100 rental housing units that will remain affordable for 55 years, including 75 units for low-income seniors and 25 units for seniors age 65 and older experiencing chronic homelessness in the City of San Diego with a serious mental illness, who meet certain income criteria, and who are identified as most appropriate for permanent supportive housing as determined by assessments conducted through the Coordinated Entry System, and one unrestricted manager’s unit.
 - a. Issue a bond inducement resolution (Declaration of Official Intent) for up to \$35,000,000 in tax-exempt Multifamily Housing Revenue Bonds supporting the development of Ventana by 4132 Beyer L.P.;



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- 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 \$35,000,000 for Ventana; and
 - c. Approve the financing team of Quint & Thimmig LLP as Bond Counsel and Ross Financial as Bond Financial Advisor;
- 2) Authorize the 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 Bond Counsel.

The Housing Commission's February 7, 2020, approved loan terms require the Ventana loan to close by August 7, 2021 (within 18 months from the February 7, 2020, Housing Commission loan approval date). Housing Commission staff recommend not extending the loan terms at this time. Should the project receive an award of bonds and tax credits, as well as reduce project costs, staff will recommend appropriate action to the President and CEO, who is authorized via the approved Term Sheet, to adjust the term to December 31, 2021.

- 3) 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 \$35,000,000 to facilitate the development of Ventana.

105 [HCR21-034 San Diego Housing Commission Proposed Fiscal Year 2022 Budget](#)

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) Approve the Housing Commission's proposed \$585 million Fiscal Year (FY) 2022 Budget (Attachment 1).
- 2) Delegate authority to the Housing Commission to approve amendments to the FY 2022 Budget for the following amounts, consistent with prior delegation of authority from the Housing Authority:
 - a. Line item transfers not to exceed \$500,000 of budget authority that do not impact the overall size of the Housing Authority approved FY 2022 Budget;
 - b. Additional funding for the FY 2022 Budget resulting from applications submitted with the approval of the Housing Authority (per Housing Authority Resolution 1569); and
 - c. Additions from other sources, not to exceed \$500,000 on an individual basis, to the FY 2022 Budget.
- 3) Delegate authority to the Housing Commission's President & Chief Executive Officer (President & CEO) to amend the FY 2022 Budget for amounts not to exceed \$250,000



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consistent with policies, programs and activities approved by the Housing Commission and Housing Authority.

106 [HCR21-057](#) [Workshop & Discussion: City of San Diego Affordable Housing Fund](#)

An informational workshop will be presented about the City of San Diego Affordable Housing Fund, which the San Diego Housing Commission administers.

CLOSED SESSION

It is anticipated that the San Diego Housing Commission will convene in closed session on Thursday, May 6, 2021, at 9:00 a.m. with the following agenda:

- 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—INITIATION OF LITIGATION**
 - Government Code Section 54956.9(c):**
 - One matter**
- V. **Announcement of Actions Taken in Closed Session.**
- VI. **Adjournment.**

INFORMATIONAL REPORTS

[HCR21-055](#) [March 2021 Reporting Update for the City of San Diego’s Bridge Shelter Programs](#)

[HCR21-056](#) [March 2021 Reporting Update for City of San Diego’s Storage Connect Center I](#)