



SAN DIEGO  
HOUSING  
COMMISSION

## SPECIAL MEETING AGENDA

SAN DIEGO HOUSING COMMISSION  
SPECIAL MEETING AGENDA  
JANUARY 7, 2022, 9:00 A.M.  
VIDEO CONFERENCE  
SAN DIEGO, CALIFORNIA 92101

**Chair Stefanie Benvenuto**  
**Vice Chair Ryan Clumpner**  
**Commissioner Johanna Hester**  
**Commissioner Kellee Hubbard**  
**Commissioner Eugene “Mitch” Mitchell**  
**Commissioner Melinda K. Vásquez**

### **COVID- 19 PUBLIC SERVICE ANNOUNCEMENT REGARDING SDHC BOARD OF COMMISSIONERS MEETING ACCESS AND PUBLIC COMMENT:**

Until further notice, San Diego Housing Commission (Housing Commission) Board of Commissioners (Board) meetings will be conducted pursuant to the provisions of California Government Code section 54953(e), added by Assembly Bill 361, which allows the Housing Commission to use teleconferencing and to provide the public an opportunity to address the Housing Commission Board via a call-in option or an internet-based service option, during a proclaimed state of emergency when measures to promote social distancing are in effect or the Housing Commission Board has determined meeting in person would present imminent risks to the health or safety of attendees. The San Diego City Council on December 14, 2021, declared a continuing state of local emergency regarding the COVID-19 pandemic.

During the current State of Emergency and in the interest of public health and safety, most—and most likely all—of the Housing Commissioners, General Counsel and staff will be participating in Housing Commission Board meetings by video conference. There will be no members of the public in attendance at the Housing Commission Board meetings. We are providing alternatives to in-person attendance for viewing and participating in Housing Commission 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 Housing Commission Board. When your time has ended, please hang up your call. If you wish to speak on other items on the Agenda or



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for other comment periods, please call back when those items or comment periods are introduced. Please monitor the meeting through livestreaming on the Housing Commission’s website. Click on “Watch the Video” near the bottom of the Housing Commission 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 Housing Commission 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 Housing 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 Housing Commission 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 Housing Commissioners. All comments are limited to 1,250 characters (approximately 200 words).

**Closed Session Written Public Comment** must be submitted using the Housing Commission 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 Housing 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 Housing Commissioners.

### **Viewing the Meeting**

The public may view and listen to the Housing Commission Board meetings through livestreaming on the Housing Commission’s website. Click on “Watch the Video” near the bottom of the Housing Commission 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](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.

### **30 COMMISSIONER COMMENTS**

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

### **50 APPROVAL OF THE MINUTES**

November 12, 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 [HCR22-009](#) [Amendment to San Diego Housing Commission's Agreement for Hotline Services for the COVID-19 Housing Stability Assistance Program with INFO LINE SAN DIEGO dba 2-1-1 San Diego, RAD-22-05](#)**

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

- 1) Approve an increase to the maximum compensation for the current term of the Agreement for Hotline Services with INFO LINE SAN DIEGO, dba 2-1-1 San Diego (2-1-1) in the amount of \$690,000 for a maximum compensation amount of \$940,000 as identified in the Agreement, to provide compensation to respond to the increased daily calls, minimize wait times, support in-person outreach events and provide assistance with local court inquiries as needed for the



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administration of the COVID-19 Housing Stability Assistance Program in response to the ongoing COVID-19 pandemic;

- 2) Authorize the President & Chief Executive Officer (President & CEO), or designee, to substitute the funding sources with other available funding sources provided the total program/project budget amount after substitution does not exceed the approved total budget, and to increase compensation by not more than 20 percent of the total agreement amount, if necessary, should the operational need arise, without further action by the Housing Commission Board; 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 take such actions as are necessary and/or appropriate to implement these approvals.

**101 [HCR22-008 Proposed Revisions to the First-Time Homebuyer Program](#)**

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

- 1) Approve a modification to the City of San Diego First-Time Homebuyer Program's Deferred Loan Program to provide a deferred-payment, second trust deed loan of 17 percent to 22 percent of the purchase price based on the applicant's verified need, with the interest rate set at 3 percent.
- 2) Authorize the 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.

**102 [HCR22-012 Tax Equity and Fiscal Responsibility Act \(TEFRA\) Hearing and Revision to the Bond Financing Team for The Junipers Apartments](#)**

*A Tax Equity and Fiscal Responsibility Act (TEFRA) hearing is scheduled to be heard by the San Diego Housing Commission (Housing Commission) Board of Commissioners on January 7, 2022, 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 this hearing 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:

- 1) Hold a Tax Equity and Fiscal Responsibility Act (TEFRA) public hearing approving the Housing Authority's issuance of tax-exempt Multifamily Housing Revenue Bonds in an amount up to \$19,500,000 to Junipers CIC, L.P. to fund the development of The Junipers Apartments, a new three-story affordable senior housing development to be located at the northwest corner of Interstate 15 and Carmel Mountain Road in the Rancho Peñasquitos neighborhood, which will



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consist of 80 units affordable for 55 years for seniors earning 50 percent to 60 percent of the San Diego Area Median Income (AMI) and one unrestricted manager's unit; and

- 2) Approve the revised Bond Financing team of Quint & Thimmig L.L.P. as Bond Counsel and CSG Advisors as Financial Advisor.

**103 [HCR22-013 Approval of a San Diego Housing Commission Administrative Regulation Regarding Retention of Real Estate Brokers and Operating Procedures for Brokers](#)**

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 proposed Housing Commission Administrative Regulation regarding Retention of Real Estate Brokers and Operating Procedures for Brokers (Attachment 1);
- 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; and
- 3) Approve a resolution (Attachment 3) to forward the proposed Administrative Regulation regarding Retention of Real Estate Brokers and Operating Procedures for Brokers to the Housing Authority for consideration pursuant to San Diego Municipal Code 98.0301(e)(2)(A).

**104 [HCR22-004 Workshop & Discussion: Fiscal Year 2023 Moving to Work Annual Plan](#)**

An informational workshop will be presented on the Fiscal Year 2023 Moving to Work (MTW) Annual Plan.

**105 [HCR22-007 Workshop & Discussion: San Diego Housing Commission Achievement Academy](#)**

An informational workshop will be presented to provide an overview of the San Diego Housing Commission (Housing Commission) Achievement Academy's programs and services provided to federal Section 8 Housing Choice Voucher rental assistance participants, public housing residents and participants in certain Housing Commission homelessness programs, along with program outcomes. No action will be taken on this item.

**INFORMATIONAL REPORTS**

**[HCR22-002 Agency Financial Statements – First Quarter Fiscal Year 2022 \(Unaudited\)](#)**

**[HCR22-003 Investment Report – First Quarter Fiscal Year 2022](#)**



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**[HCR22-006 Status of Loan Portfolio – Fiscal Year 2022 First Quarter](#)**

**[HCR22-010 October and November 2021 Reporting Update for City of San Diego’s Storage Connect Center I](#)**

**[HCR22-011 October & November 2021 Reporting Update for the City of San Diego’s Bridge Shelter Programs](#)**