



SAN DIEGO
HOUSING
COMMISSION

SPECIAL MEETING REVISED AGENDA

**SAN DIEGO HOUSING COMMISSION
SPECIAL MEETING REVISED AGENDA
FEBRUARY 4, 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 January 11, 2022, declared an existing proclaimed state of emergency continues to directly impact the ability of members to meet safely in person and that their finding applies to all boards, commissions, and committees of the City of San Diego.

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



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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 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, 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, (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

January 7, 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 [HCR22-005](#) [Fiscal Year 2023 Moving to Work Annual Plan Approval](#)

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

- 1) Approve the Fiscal Year (FY) 2023 Moving to Work (MTW) Annual Plan.
- 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, provided that a copy of the documents, signed as to form by General Counsel, is submitted to each Commissioner in advance of approval for the designee to sign.



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101 **[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).

102 **[HCR22-030](#)** **[Authorization for the San Diego Housing Commission to Accept and Expend Additional Federal Emergency Rental Assistance Funds Allocated by the U.S. Department of the Treasury to the City of San Diego to Support the COVID-19 Housing Stability Assistance Program and Approval of Related Actions](#)**

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 Housing Commission to amend its Fiscal Year 2022 budget in the amount of \$8,308,615 in federal Emergency Rental Assistance Program (ERA1) funds, which the U.S. Department of the Treasury allocated directly to the City of San Diego, to be administered by the Housing Commission to provide rental assistance and/or utility assistance to households with low income in the City of San Diego that experience financial hardship due to or during the COVID-19 pandemic and to cover administrative expenses in accordance with federal and state funding requirements.
- 2) Authorize the Housing Commission’s President & CEO, or designee, to modify the COVID-19 Housing Stability Assistance Program, if necessary, but only if and to the extent that such changes comply with the terms of the executed amended Memorandum of Understanding (MOU) between the Housing Commission and the City of San Diego for the oversight and administration of the COVID-19 Housing Stability Assistance Program and are necessary to fulfill federal and state funding requirements. Housing Commission staff will notify the Housing Authority and the City Attorney’s Office about any subsequent amendments or modifications to



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the Housing Stability Assistance Program and other required documents, including amendments to any documents.

- 3) Authorize the Housing Commission's President & CEO, or designee, 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.
- 4) 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, provided that a copy of the documents, signed as to form by General Counsel, are submitted to each Housing Commissioner in advance of approval for the designee to sign.

City Council:

Authorize the City of San Diego's Chief Financial Officer or designee to accept, appropriate and expend an amount of \$8,308,615 in federal Emergency Rental Assistance Program (ERA1) funds, which the U.S. Department of the Treasury allocated directly to the City of San Diego, and transfer \$8,308,615 to the Housing Commission to be administered for the City of San Diego COVID-19 Housing Stability Assistance Program, contingent upon the funds being secured for this program.

103 [HCR22-001 Affordable Housing Preservation Update and Nominations to the City of San Diego Preservation Collaborative Stakeholder Group](#)

That the San Diego Housing Commission confirm the nomination categories and representative organizations to serve on the first Preservation Collaborative Stakeholder Group for the City of San Diego and authorize the Housing Commission's President & Chief Executive Officer, or designee, in consultation with each organization confirmed, to select the individual representing each organization who will serve on the Preservation Collaborative Stakeholder Group.

104 [HCR22-032 Workshop & Discussion: City of San Diego Land Use Programs](#)

An informational workshop will be presented to provide an overview of City of San Diego (City) land use programs administered by the San Diego Housing Commission that create affordable housing in the City, such as Inclusionary Housing, Density Bonus, North City Future Urbanizing Area, and Coastal Overlay Zone. No action will be taken on this item.

CLOSED SESSION

It is anticipated that the San Diego Housing Commission will convene in closed session on Friday, February 4, 2022, 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



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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. Public Employee Performance Evaluation pursuant to subdivision (e) of 54954.5 Government Code and Section 54957:

Title: President & Chief Executive Officer

General Counsel Description: Annual Performance Evaluation for President & CEO of the San Diego Housing Commission
- V. Announcement of Actions Taken in Closed Session.
- VI. Adjournment.

INFORMATIONAL REPORT

[HCR22-015 Multifamily Bond Program – Annual Status Report Calendar Year 2021](#)