



SAN DIEGO  
HOUSING  
COMMISSION

## SPECIAL MEETING AGENDA

SAN DIEGO HOUSING COMMISSION  
SPECIAL MEETING AGENDA  
APRIL 1, 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 March 8, 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](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 INTERIM PRESIDENT & CHIEF EXECUTIVE OFFICER**

**50 APPROVAL OF THE MINUTES**

March 4, 2022, Special Meeting [Minutes](#)

March 15, 2022, Closed Session Joint Special Meeting of the Housing Authority and San Diego Housing Commission [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 [HCR22-031 Approval of the Contract between the San Diego Housing Commission and Alpha Project for the Homeless to operate the City of San Diego Bridge Shelter located at 1710 Imperial Avenue, San Diego, 92101](#)**

*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)(B).*

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



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- 1) Authorize the Housing Commission to enter into an agreement with Alpha Project in the amount of \$2,959,661 for an initial one-year term from July 1, 2022, through June 30, 2023, with three one-year options for renewal, contingent on funding being available for that purpose, and the continuance or extension of the Memorandum of Understanding (MOU) with City of San Diego for oversight and administration of the Bridge Shelter programs (current term ends June 30, 2023), to provide bridge shelter and services for persons experiencing homelessness at the City of San Diego's Bridge Shelter located at 1710 Imperial Ave. The funding source for the initial operating term is expected to consist of Homeless Housing, Assistance and Prevention (HHAP) and Emergency Solution Grant-CV (ESG-CV) funds.
- 2) Authorize the Housing Commission's Interim 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, 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.
- 3) Authorize the Housing Commission's Interim President & CEO, or designee, to substitute funding sources and/or increase compensation by not more than 20 percent of the total agreement 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.

**101 [HCR22-064](#) [Amendment to San Diego Housing Commission's Agreement with Nan McKay & Associates for Quality Assurance Audit Services for the COVID-19 Housing Stability Assistance Program](#)**

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

- 1) Authorize an amendment to the Housing Commission's agreement with Nan McKay & Associates for Quality Assurance Audit services for the COVID-19 Housing Stability Assistance Program (HSAP) by increasing the maximum compensation for the current and optional term (if exercised) of the agreement in the amount of \$152,100 for a total maximum compensation amount of \$402,100 for the continued Quality Assurance Audit services, as required due to additional funding sources received to expand HSAP and assist more households.
- 2) Authorize the Interim 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 increase compensation by not more than 20 percent of the total agreement amounts, if necessary, should the operational need arise, without further action by the Housing Commission Board.



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- 3) Authorize the Interim 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, 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.

**102 HCR22-063 Authorization for the San Diego Housing Commission (Housing Commission) to Accept and Expend Additional Federal Emergency Rental Assistance (ERA1) 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 (HSAP); Authorization for the Housing Commission to Accept and Expend State of California Rental Assistance (SRA) Program Emergency Rental Assistance Short-Term Cash Flow Loan Funds Pursuant to State Senate Bill 115 to Support HSAP; Recommendation for San Diego City Council Authorization to Transfer ERA1 Funds to the Housing Commission for HSAP; Recommendation for San Diego City Council Authorization for the City of San Diego to Apply for SRA Funds and Enter into, Execute and Deliver SRA Loan Award Documents, Including a Standard Agreement with the State of California, and to Transfer These Funds to the Housing Commission; 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 \$7,133,772.56 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 to accept and expend up to \$96,291,294.59 in State of California Rental Assistance (SRA) Program Emergency Rental Assistance Short-Term Cash Flow Loan Funds pursuant to State Senate Bill 115 to support the City of San Diego COVID-19 Housing Stability Assistance Program, 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 state funding requirements.



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- 3) Authorize the Housing Commission to amend its Fiscal Year 2022 budget in the amount up to \$96,291,294.59 in SRA Program Emergency Rental Assistance Short-Term Cash Flow Loan Funds pursuant to State Senate Bill 115 to support the City of San Diego COVID-19 Housing Stability Assistance Program. If necessary, the continuing disbursement of approved funds would be included in the Housing Commission's Fiscal Year 2023 budget, which will be presented separately to the Housing Authority for consideration in June 2022.
- 4) Authorize the Housing Commission's Interim 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 the COVID-19 Housing Stability Assistance Program and other required documents, including amendments to any documents.
- 5) Authorize the Housing Commission's Interim 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 Interim 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.
- 6) Authorize the Housing Commission's Interim 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:**

- 1) Authorize the City of San Diego's Chief Financial Officer, or designee, to accept, appropriate and expend an amount of \$7,133,772.56 in federal Emergency Rental Assistance Program (ERA 1) funds, allocated by the U.S. Department of the Treasury directly to the City of San Diego, to the San Diego Housing Commission for the City's COVID-19 Housing Stability Assistance Program (HSAP), contingent upon the funds being secured for HSAP.
- 2) Authorize the City of San Diego to apply for up to \$96,291,294.59 in State of California Rental Assistance (SRA) Program Emergency Rental Assistance Short-Term Cash Flow Loan Funds pursuant to State Senate Bill 115 to support the City of San Diego COVID-19 Housing Stability Assistance Program, 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 state funding requirements.



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- 3) Authorize the City of San Diego's Chief Financial Officer, or designee, to accept, appropriate and expend an amount not to exceed \$96,291,294.59 in SRA Program Emergency Rental Assistance Short-Term Cash Flow Loan Funds pursuant to State Senate Bill 115 to support the City of San Diego COVID-19 Housing Stability Assistance Program.
- 4) Authorize the City of San Diego's Chief Financial Officer, or designee, to transfer an amount not to exceed \$96,291,294.59 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.
- 5) Authorize Mayor Todd Gloria, or designee, to enter into, execute and deliver SRA Loan Award documents, including a Standard Agreement with the State of California, in an amount not to exceed \$96,291,294.59 for the Short-Term Cash Flow Loan Funds.
- 6) Authorize Mayor Todd Gloria, or designee, to execute the SRA Loan Award documents on behalf of the City of San Diego for participation in the SRA program.
- 7) Authorize the City of San Diego to assume responsibility for administering the loan award in accordance with all State SRA Loan Award requirements.

**103 HCR22-020 Proposed Fiscal Year 2023 City of San Diego Affordable Housing Fund Annual Plan**

That the San Diego Housing Commission (Housing Commission) recommend that the San Diego City Council (City Council) take the following actions:

- 1) Approve the Proposed Fiscal Year 2023 (FY 2023) City of San Diego Affordable Housing Fund (AHF) Annual Plan (Annual Plan) Program Activity Allocation of \$57,437,558 in anticipated funds (also included in the FY 2023 Housing Commission Proposed Budget) and the proposed Model Programs; and
- 2) Authorize the Housing Commission's Interim President & Chief Executive Officer (Interim President & CEO), or designee, to reallocate funds among the proposed Model Programs included in the FY 2023 AHF Annual Plan in response to market demands and opportunities.

**104 HCR22-019 Workshop & Discussion: San Diego Housing Commission Proposed Fiscal Year 2023 Budget**

An informational workshop will be presented regarding the proposed Fiscal Year 2023 Budget for the San Diego Housing Commission.



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### **INFORMATIONAL REPORTS**

**[HCR22-040 January 2022 Reporting Update for City of San Diego's Storage Connect Center I](#)**

**[HCR22-041 January 2022 Reporting Update for City of San Diego's Bridge Shelter Programs](#)**

**[HCR22-058 Status of Loan Portfolio – Fiscal Year 2022 Second Quarter](#)**