



SAN DIEGO
HOUSING
COMMISSION

SPECIAL MEETING AGENDA

SAN DIEGO HOUSING COMMISSION
SPECIAL MEETING AGENDA
June 10, 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 May 24, 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 make your comments within



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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 INTERIM PRESIDENT & CHIEF EXECUTIVE OFFICER

50 APPROVAL OF THE MINUTES

May 5, 2022, Special Meeting [Minutes](#)

May 31, 2022 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 [HCR22-076 Appoint Members to San Diego Housing Commission Board of Commissioners' Committees and to the Boards of Directors of Housing Development Partners \(HDP\) and HDP Mason Housing Corporation](#)

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

- 1) Confirm the following recommended appointments to Housing Commission Committees, as referenced in this report:



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- A) **Strategic Plan Committee:** Vice Chair Ryan Clumpner, Commissioner Johanna Hester and Commissioner Melinda Vásquez
- B) **Audit Committee:** Vice Chair Ryan Clumpner, Commissioner Johanna Hester and Commissioner Mitch Mitchell
- C) **Investment Committee:** Chair Stefanie Benvenuto, Commissioner Melinda Vásquez and Commissioner Kellee Hubbard

- 2) Appoint Housing Commission Chair Stefanie Benvenuto, Commissioner Mitch Mitchell, Gary Gramling and Justine Nielsen as members of the Boards of Directors of the Housing Commission’s nonprofit affiliate, Housing Development Partners (HDP), and HDP Mason Housing Corporation.

101 [HCR22-082](#) [Approval of an Amendment to the Contract between the San Diego Housing Commission and BASC LLC to Provide Ongoing Support for the COVID-19 Housing Stability Assistance Program Portal](#)

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

- 1) Authorize a second amendment to the contract between the Housing Commission and BASC LLC (BASC) to increase the maximum total compensation in the amount of \$134,000 for a maximum compensation amount of \$362,000 for the full term of the contract to address the need for ongoing support services for the COVID-19 Housing Stability Assistance Program (HSAP) Portal for the final months of the program.
- 2) Authorize the President & Chief Executive Officer (President & CEO), or designee, to substitute the funding sources with other available funding sources so long as 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.
- 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, provided that a copy of the documents, signed as to form by General Counsel, is submitted to each Housing Commissioner.

102 [HCR22-022](#) [2022-2023 Procurement of General Liability Insurance Coverage](#)

That the San Diego Housing Commission (Housing Commission) Board of Commissioners (Board) approve the procurement and binding of general liability insurance coverage from Housing Authority Risk Retention Group, Inc., (HARRG) in an amount not to exceed \$347,681 with effective dates of July 1, 2022, to July 1, 2023.



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103 **[HCR22-083](#)** **[Contract Award to Mental Health Systems for Operation of the Serial Inebriate Program](#)**

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 Mental Health Systems (MHS) in the amount of \$419,750 to operate a transitional housing program for the term of July 1, 2022, to June 30, 2023, with three one-year options to renew, funded by City of San Diego (City) General Funds and City Affordable Housing Funds, contingent on the continuance or extension of any related Memorandum of Understanding (MOU) with the City of San Diego; the current term of the MOU extends through June 30, 2022, with two remaining one-year options to renew .
- 2) Authorize the President & CEO, or designee, to execute all necessary documents and instruments that are necessary and/or appropriate to implement these approvals, 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, provided that a copy of the documents, signed as to form by General Counsel, is submitted to each Housing Commissioner.
- 3) Authorize the President & CEO, or designee, to increase the amount of funding for the operator agreement by no more than 20 percent of the approved budget and to substitute funding sources, 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.

104 **[HCR22-081](#)** **[Authorization to Participate in the California Housing Finance Agency's Accessory Dwelling Unit \(ADU\) Grant Program](#)**

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

- 1) Adopt a resolution, as required by the State of California Housing Finance Agency (CalHFA), authorizing the Housing Commission to enter into a Lender Participation Agreement (Attachment 1) with CalHFA to participate in their Accessory Dwelling Unit (ADU) Grant program and utilize these grant funds in conjunction with the Housing Commission's own ADU Finance Pilot program. Staff for CalHFA has indicated CalHFA will not accept any changes to the Lender Participation Agreement.
- 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



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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, is submitted to each Housing Commissioner.

105 [HCR22-070](#) [Approval of the Contract between the San Diego Housing Commission and Father Joe’s Villages to Operate the City of San Diego Bridge Shelter at Golden Hall located at 202 C Street, San Diego, CA 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) Board of Commissioners (Board) take the following actions:

- 1) Authorize the Housing Commission to enter into an agreement with Father Joe’s Villages(Father Joe’s) in a pro-rated amount of \$10,458,046 for an initial one-year term, from July 1,2022, through June 30, 2023, with two one-year options for renewal to provide shelter and services for persons experiencing homelessness at the City of San Diego’s Bridge Shelter at Golden Hall at 202 C Street, San Diego, 92110, contingent on the City of San Diego making funds available for that purpose in its annual fiscal year budgeting process 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. The funding sources for the initial operating term are expected to consist of City of San Diego Homeless Housing, Assistance, and Prevention Program (HHAP) 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, provided that a copy of the documents, signed as to form by General Counsel, is submitted to each Housing Commissioner.
- 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 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.



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106 [HCR22-086 Preliminary Bond Authorization and Tax Equity and Fiscal Responsibility Act \(TEFRA\) Hearing for the Iris at San Ysidro 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 June 10, 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 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) Board of Commissioners (Board) take the following actions as described in this report:

- 1) Approve the following steps to issue up to \$35,000,000 in Housing Authority of the City of San Diego (Housing Authority) tax-exempt Multifamily Housing Revenue Bonds and \$2,100,000 in taxable bonds to facilitate Iris at San Ysidro LP's development of the Iris at San Ysidro Apartments, a transit-oriented development at 1663 Dairy Mart Road, San Ysidro, CA 92173. The development will consist of 99 units affordable for 55 years for households with income of 25 percent to 60 percent of San Diego's Area Median Income (AMI), of which 15 units will be permanent supportive housing for families experiencing homelessness, 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 Iris at San Ysidro Apartments by Iris at San Ysidro LP;
 - 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 Iris at San Ysidro Apartments; and
 - c. Approve the financing team of Jones Hall as the Bond Counsel and CSG Advisors as the 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.



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- 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 Iris at San Ysidro Apartments.

107 [HCR22-084](#) [Loan Recommendation for Iris Trolley](#)

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 Recommendation No. 1.

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

- 1) Approve a proposed residual receipts loan in an amount not to exceed \$4,915,200 to Trolley I Investors, L.P., a California limited partnership, to facilitate the acquisition and new construction of Iris Trolley, a transit-oriented development at 1507 Howard Avenue in the Otay Mesa-Nestor community that will consist of 63 units that will remain affordable for 55 years for large families with income ranging from 30 percent to 50 percent of San Diego's Area Median Income (AMI) and one unrestricted manager's unit.

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

- 2) Authorize the President and Chief Executive Officer (President & CEO), 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, provided that a copy of the documents, signed as to form by General Counsel, is submitted to each Housing Commissioner.
 - 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 \$4,915,200 maximum loan amount may not increase.
 - 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 Board upon advice of the General Counsel.



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108 [HCR22-089](#) [Loan Recommendation for Navajo Family Apartments](#)

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 Recommendation No. 1.

That the San Diego Housing Commission (Housing Commission) Board of Commissioners (Board), take the following actions:

- 1) Approve a proposed residual receipts loan in an amount not to exceed \$3,379,200 to Navajo Road Housing Associates, L.P. (NRHA), a California Limited Partnership, to facilitate the acquisition and new construction of Navajo Family Apartments at 7005 Navajo Road, San Diego, in the San Carlos neighborhood, which will consist of 44 units that will remain affordable for 55 years for households with income from 30 percent to 60 percent of San Diego's Area Median Income (AMI), and one unrestricted manager's unit.

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

- 2) Authorize the President and Chief Executive Officer (President & CEO), 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, provided that a copy of the documents, signed as to form by General Counsel, is submitted to each Housing Commissioner.
 - b. To adjust financing terms/conditions, as necessary, for consistency with requirements of other funding sources or to accommodate market changes that may occur, provided that the proposed \$3,379,200 maximum loan amount may not increase.
 - 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.

109 [HCR22-090](#) [Loan Recommendation for Messina Senior Apartments](#)

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 Recommendation No. 1.



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

- 1) Approve a proposed residual receipts loan in an amount not to exceed \$3,950,000 to Messina CIC, LP., a California limited partnership, to facilitate the acquisition and new construction of Messina Senior Apartments a transit-oriented development to be located at 5255 Mt. Etna Drive, San Diego, CA in the Clairemont Mesa Community Planning Area, which will consist of 78 units that will remain affordable for 55 years for households with income up to 80 percent of San Diego's Area Median Income (AMI), and one unrestricted manager's unit.

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

- 2) Authorize the President and Chief Executive Officer (President & CEO), 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, provided that a copy of the documents, signed as to form by General Counsel, is submitted to each Housing Commissioner.
 - b. To adjust financing terms/conditions, as necessary, for consistency with requirements of other funding sources or to accommodate market changes that may occur, provided that the proposed \$3,950,000 maximum loan amount may not increase.
 - 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.

110 [HCR22-066](#) [Workshop & Discussion: City of San Diego Eviction Prevention Program](#)

An informational workshop will be presented regarding the City of San Diego Eviction Prevention Program.

Adjournment

INFORMATIONAL REPORTS

[HCR22-044](#) [March 2022 Reporting Update for City of San Diego's Storage Connect](#)



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[Center I](#)

- [HCR22-045](#) [March 2022 Reporting Update for the City of San Diego's Bridge Shelter Programs Shelter](#)
- [HCR22-079](#) [Status of Loan Portfolio – Fiscal Year 2022 Third Quarter](#)
- [HCR22-080](#) [Investment Report – 3rd Quarter Fiscal Year 2022](#)