



SAN DIEGO
HOUSING
COMMISSION

SPECIAL MEETING AGENDA

SAN DIEGO HOUSING COMMISSION
SPECIAL MEETING AGENDA
NOVEMBER 17, 2022, 9:00 A.M.
VIDEO CONFERENCE
SAN DIEGO, CALIFORNIA 92101

Chair Eugene “Mitch” Mitchell
Vice Chair Ryan Clumpner
Commissioner Stefanie Benvenuto
Commissioner Johanna Hester
Commissioner Kellee Hubbard
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 San Diego City Council has determined meeting in person would present imminent risks to the health or safety of attendees. The San Diego City Council on November 1, 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

Members of the public can listen to the Housing Commission Board meeting and offer public comment on items on the Agenda or during Non-Agenda Public Comment by calling into the meeting on the following toll-free number: **(833) 548-0276**. When prompted, input **Meeting ID: 960 6912 6650**. A Participant ID is not required. When a Participant ID is requested, **press #**.



Special Housing Commission Meeting of November 17, 2022

Members of the public will remain muted until they are called upon to speak.

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, **press *9 on your phone to raise your hand** to speak on that item.

When you are called upon to speak, **press *6 on your phone to unmute** yourself and begin providing your comments. Housing Commission staff are not able to unmute callers. 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. You may only speak once on a particular item.

When your time has ended, please mute yourself. If you wish to speak on other items on the Agenda or for other comment periods, please press *9 to raise your hand again when those items or comment periods are introduced.

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.



Special Housing Commission Meeting of November 17, 2022

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/>

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

October 13, 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.



Special Housing Commission Meeting of November 17, 2022

100 [HCR22-116](#) [2023 San Diego Housing Commission Meeting Schedule](#)

That the San Diego Housing Commission (Housing Commission) Board of Commissioners approve the 2023 meeting schedule (Attachment 1) that includes 10 scheduled meetings.

101 [HCR22-117](#) [Award of Plumbing Maintenance and Repair Services Contract](#)

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).

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 Grading Plumbing Site Construction, Inc., dba GPS Plumbing, for a one-year term from January 1, 2023, through December 31, 2023, in the amount of \$599,000, with four one-year options to renew, to provide on-call plumbing services for properties the Housing Commission owns and/or manages in the City of San Diego.
- 2) Authorize the Housing Commission's President & Chief Executive Officer (President & CEO), or designee, to substitute the funding sources and/or increase compensation by not more than 20 percent of the total annual agreement amount, or \$119,800 per year, 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. The annual contingency will not be expended unless there is a demonstrated need.
- 3) Authorize the Housing Commission's President & CEO, or designee, to execute all document 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 [HCR22-029](#) [Fiscal Year 2022 Annual Comprehensive Financial Report \(ACFR\) and Single Audit Reports](#)

That the San Diego Housing Commission (Housing Commission) accept and approve the Fiscal Year (FY) 2022 (July 1, 2021 – June 30, 2022) Annual Comprehensive Financial Report (ACFR) and Single Audit Reports prepared by CohnReznick LLP, an independent audit firm.



Special Housing Commission Meeting of November 17, 2022

103 [HCR22-118 Preliminary Bond Authorization and Tax Equity and Fiscal Responsibility Act \(TEFRA\) Hearing for Rancho Bernardo Transit Village](#)

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 \$42,500,000 in Housing Authority of the City of San Diego (Housing Authority) tax-exempt Multifamily Housing Revenue Bonds and taxable bonds in an amount not to exceed \$21,000,000 to facilitate Bernardo Family Housing LP's development of the Rancho Bernardo Transit Village (RBTV) at 16785 – 16787 West Bernardo Drive, San Diego, CA 92127, which will consist of 99 units affordable for 55 years for individuals and families earning 30 percent to 60 percent of San Diego's Area Median Income, and one unrestricted manager's unit.
 - a. Issue a bond inducement resolution (Declaration of Official Intent) for up to \$42,500,000 in tax-exempt Multifamily Housing Revenue Bonds supporting the development of RBTV by Bernardo Family Housing LP, a California limited partnership;
 - 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 \$42,500,000 for RBTV; and
 - c. Approve the financing team of Orrick, Herrington & Sutcliffe LLP as the Bond Counsel and PFM 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.
- 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 \$42,500,000 to facilitate the development of RBTV.

104 [HCR22-119 Approval of the Contract between the San Diego Housing Commission and The Salvation Army to Operate the Haven Interim Family Shelter Program](#)

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 The Salvation Army in the amount of \$175,196 for an initial term of November 18, 2022, through June 30, 2023,



Special Housing Commission Meeting of November 17, 2022

with three one-year options for renewal at an annual contract amount of \$280,313, contingent on funding being made available for that purpose, to provide interim shelter and supportive services at the Haven Interim Shelter Program at 2799 Health Center Drive, San Diego, CA 92123, for families experiencing homelessness. The funding source for the initial term will be federal Moving to Work 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, are 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.

105 [HCR22-121 Workshop & Discussion: Homelessness Prevention](#)

San Diego Housing Commission (Housing Commission) staff will present an informational workshop about the Housing Commission's efforts in support of homelessness prevention in the City of San Diego.

106 [HCR22-113 Workshop & Discussion: Recycled Multifamily Housing Revenue Bonds](#)

San Diego Housing Commission (Housing Commission) staff will present an informational workshop about the recycled Multifamily Housing Revenue Bonds as a resource for financing affordable rental housing developments. Traditionally, an affordable housing project would pay off the majority of its tax-exempt Multifamily Housing Revenue Bonds when the construction phase was completed. Historically at this stage, the bonds are "retired" and no longer available. Recycled bonds allow the reuse of volume cap authority that would otherwise be retired after completion of construction. The Housing Commission collaborates with the California Housing Finance Agency (CalHFA) to recycle previously allocated Multifamily Housing Revenue Bonds.

CLOSED SESSION

It is anticipated that the San Diego Housing Commission will convene in closed session on Thursday, November 17, 2022, at 9:00 a.m. with the following agenda:



Special Housing Commission Meeting of November 17, 2022

- 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 REAL PROPERTY NEGOTIATIONS (§ 54956.8)

Property: Ramada Hotel (Sports Arena), 3747 Midway Drive, San Diego, CA 92110; APN 441-250-22-00

Agency Negotiation: Jeff Davis, Emily Jacobs, Buddy Bohrer, Charles B. Christensen; Walter Spath III

Negotiating Parties: K&A Motels

Under Negotiation: Instructions to Real Estate Negotiators will concern price and terms of payment.
- V. Announcement of Actions Taken in Closed Session.
- VI. Adjournment.

Adjournment

INFORMATIONAL REPORTS

[HCR22-052 August 2022 Reporting Update for City of San Diego's Storage Connect Center I](#)

[HCR22-053 August 2022 Reporting Update for the City of San Diego's Bridge Shelter Programs](#)