



SAN DIEGO  
HOUSING  
COMMISSION

## SPECIAL MEETING AGENDA

SAN DIEGO HOUSING COMMISSION  
SPECIAL MEETING AGENDA  
FEBRUARY 9, 2023, 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 January 10, 2023, 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: 915 3938 0365**. A Participant ID is not required. When a Participant ID is requested, **press #**.



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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](mailto:sdhcdocketinfo@sdhc.org), and it will be distributed to the Housing Commissioners.



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## 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](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) Board of Commissioners (Board) on any subject in its area of responsibility that is not presently pending before the Housing Commission Board. Pursuant to the Brown Act, the Housing Commission Board can take no action.

### 30 COMMISSIONER COMMENTS

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

### 50 APPROVAL OF THE MINUTES

January 12, 2023, 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.*



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**100**    [HCR23-015](#)    [Approve the San Diego Housing Commission’s Calendar Year 2023 State and Federal Advocacy and Legislative Engagement Guide](#)

That the San Diego Housing Commission’s (Housing Commission) Board of Commissioners (Board) approve the Calendar Year 2023 State and Federal Advocacy and Legislative Engagement Guide.

**101**    [HCR23-017](#)    [Cortez Hill Apartments Revised Final Bond Authorization](#)

That the San Diego Housing Commission (Housing Commission) Board of Commissioners (Board) take the following actions and recommend that the Housing Authority of the City of San Diego (Housing Authority) take the following actions:

**Housing Commission Board**

- 1) Authorize an increase of \$1,930,500 in the previously authorized maximum amount of tax-exempt Multifamily Housing Revenue Bonds, from \$19,305,000 to \$21,235,500 to fund Beech Street Housing Associates LP’s construction of Cortez Hill Apartments (Cortez Hill). Cortez Hill is a new affordable rental housing development at 915 Beech Street, which will consist of 87 units that will remain affordable for 55 years for people with low income, selected from the Housing Commission’s Project-Based Housing Vouchers (PBV) waiting list for those earning between 30 percent and 40 percent of the San Diego Area Median Income (AMI), and one unrestricted manager unit.

**Housing Authority**

- 1) Authorize an increase of \$1,930,500 in the previously authorized maximum amount of tax-exempt Multifamily Housing Revenue Bonds, from \$19,305,000 to \$21,235,500 to fund Beech Street Housing Associates LP’s construction of Cortez Hill Apartments (Cortez Hill). Cortez Hill is a new affordable rental housing development at 915 Beech Street in the Cortez Hill neighborhood in downtown San Diego, which will consist of 87 units that will remain affordable for 55 years for people experiencing chronic homelessness or with low income and selected from the Housing Commission’s Project-Based Housing Vouchers (PBV) waiting list, with income between 30 percent and 40 percent of the San Diego Area Median Income (AMI), and one unrestricted manager unit.
- 2) Authorize the Designated Officers identified in Resolution No. HA-1966 adopted by the Housing Authority on November 15, 2022, which approved the original maximum amount of bonds for Cortez Hill to execute any and all documents that are necessary to effectuate the transaction and implement these approvals in a form approved by the General Counsel of the Housing Authority and of the Housing Commission and the Bond Counsel, and to take such actions as are necessary, convenient, and/or appropriate to implement these approvals upon advice of the General Counsel and/or the Bond Counsel. Housing Commission staff will notify the Housing Authority and the City Attorney’s Office about any subsequent amendments or modifications to the transaction, and other required documents, including amendments to any documents.



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102 [HCR23-005 Ramada Inn – Construction Design Phase Expense and Contract with Sillman for Architecture Service](#)

*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 execution of a sole source contract with Sillman for \$753,770 to provide complete architectural design services to support the acquisition and development of the property located at 3737-3747 Midway Drive, San Diego, CA 92110.
- 2) Authorize the Housing Commission's President and Chief Executive Officer (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.
- 3) Authorize the Housing Commission's 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 to take such actions as are necessary and/or appropriate to implement these approvals upon the advice of General Counsel, provided that a copy of the documents, signed as to form by General Counsel, is submitted to each Housing Commissioner.

103 [HCR23-033 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.

104 [HCR23-029 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.



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105 [HCR23-008 Workshop & Discussion: Affordable Housing Preservation](#)

San Diego Housing Commission (Housing Commission) staff will present an informational workshop about initiatives to preserve affordable rental housing in the City of San Diego and financing for affordable housing preservation efforts.

**CLOSED SESSION**

**It is anticipated that the San Diego Housing Commission will convene in closed session on Thursday, February 9, 2023, 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 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 NEGOTIATORS (§ 54956.8)

Property: Parcel 2 of Parcel Map No. 12389, in the City of San Diego, County of San Diego, State of California, Filed in the Office of the County Recorder of San Diego County, October 22, 1982. APN 760-102-38 and 441-090-43

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

Negotiating Parties: Miles Cortez and Patti Shwayder (Air Communities) and Derek Ullian (Aimco)

Under Negotiation: Price and terms of payment

- B. CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION pursuant to subdivision (c) of section 54954.5 of the Government Code and pursuant to subdivision (d)(1) of section 54956.9:

One (1) matter:



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*Nationstar Mortgage LLC v. Housing Authority of the City of San Diego, et al.*  
San Diego Superior Court Case No. 37-2022-00042847-CU-OR-CTL

Counsel will seek direction.

V. Announcement of Actions Taken in Closed Session.

VI. Adjournment.

### **Adjournment**

#### **INFORMATIONAL REPORTS**

**[HCR23-018 Multifamily Bond Program – Annual Status Report Calendar Year 2022](#)**

**[HCR23-022 October 2022 Reporting Update for the City of San Diego’s Bridge Shelter Programs](#)**

**[HCR23-023 October 2022 Reporting Update for City of San Diego’s Storage Connect Center I](#)**