



SAN DIEGO
HOUSING
COMMISSION

REGULAR MEETING AGENDA

SAN DIEGO HOUSING COMMISSION
REGULAR MEETING AGENDA
MARCH 17, 2023, 9:00 A.M.
SMART CORNER
4TH FLOOR CONFERENCE ROOM
1122 BROADWAY
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

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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

February 9, 2023, Special Meeting [Minutes](#)



Regular Housing Commission Meeting of March 17, 2023

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.

Item 100 [HCR23-034](#) [Procurement of Property Insurance Coverage](#)

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) authorize the procurement and binding of property insurance coverage for the Housing Commission from Public Risk Innovation, Solutions, and Management (PRISM) in an amount not to exceed \$1,029,000 plus 5 percent as a contingency reserve, with effective dates of March 31, 2023, to March 31, 2024.

Item 101 [HCR23-023](#) [Application for State of California Housing and Community Development Infill Infrastructure Grant Catalytic Qualifying Infill Area \(IIGC\) Program](#)

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

- 1) Authorize the Housing Commission’s President and Chief Executive Officer (President & CEO), or designee, to apply on behalf of the Housing Authority and any developer for maximum funding as outlined in the guidelines from the State of California’s Infill Infrastructure Grant Catalytic Qualifying Infill Area (IIGC) Program in response to the Notice of Funding Availability (NOFA) that is anticipated to be issued in March 2023 and any subsequent NOFAs issued for affordable housing activities in the City of San Diego.
- 2) 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. Housing Commission staff will notify the Housing Authority and the City Attorney’s Office about any subsequent amendments or modifications to the documents, and other required documents, including amendments to any documents.



Regular Housing Commission Meeting of March 17, 2023

Item 102 **[HCR23-031](#)** **[Authorize the Housing Commission to Retire the Greystone Servicing Corporation Central SDHC FNMA, LLC Mortgage Loan and Partially Retire Mortgage Loans on the Kearny Vista and Valley Vista Apartments Properties, in Accordance with the Previous Approval of the Fiscal Year 2023 San Diego Housing Commission Annual Budget](#)**

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

- 1) Authorize the Housing Commission to retire the Greystone Servicing Corporation (Greystone) Central SDHC FNMA, LLC loan, including a prepayment premium, in total amount up to \$11,970,796 in accordance with the previous approval of the Fiscal Year 2023 Housing Commission annual budget.
- 2) Authorize the Housing Commission to partially retire the JP Morgan Chase mortgage loan for Kearny Vista apartments in an amount up to \$10,000,000 in accordance with the previous approval of the Fiscal Year 2023 Housing Commission annual budget.
- 3) Authorize the Housing Commission to partially retire the JP Morgan Chase mortgage loan for Valley Vista apartments in an amount up to \$2,879,204 in accordance with the previous approval of the Fiscal Year 2023 Housing Commission annual budget.
- 4) Authorize the payment of fees, costs and expenses, including but not limited to legal, escrow and lender fees, necessary to complete these approvals, in an amount up to \$150,000 in accordance with the previous approval of the Fiscal Year 2023 Housing Commission annual budget.
- 5) Approve the transfer of title to the properties from Central SDHC FNMA, LLC to the Housing Commission and dissolution of Central SDHC FNMA, LLC.
- 6) Authorize the Housing Commission's President and 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 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 Housing Commissioner.

Item 103 **[HCR23-039](#)** **[Tax Equity and Fiscal Responsibility Act \(TEFRA\) Hearing for Ulric Street Apartments](#)**

A Tax Equity and Fiscal Responsibility Act (TEFRA) hearing is scheduled to be heard by the San Diego Housing Commission (Housing Commission) Board of Commissioners on March 17, 2023, 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 this hearing 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.



Regular Housing Commission Meeting of March 17, 2023

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

Housing Commission Board

- 1) Hold a Tax Equity and Fiscal Responsibility Act (TEFRA) public hearing approving the Housing Authority’s reissuance of tax-exempt Multifamily Housing Revenue Bonds of \$28,873,073.01 to Ulric Street Housing Associates L.P. in order to not adversely affect the tax-exempt status of the bonds by reason of a Second Amendment to the Bond Loan Documents for Ulric Street Apartments, a 96-unit development at 2645-2685 Ulric Street in the Linda Vista Community Planning Area, which consists of 95 units affordable for 55 years for individuals and families earning 30 percent to 60 percent of the San Diego Area Median Income (AMI) and one unrestricted manager’s unit.

City Council

- 1) Adopt a resolution approving the reissuance of a tax-exempt Multifamily Housing Revenue Bonds in an amount of \$28,873,073.01 in order to not adversely affect the tax-exempt status of the bonds by reason of a Second Amendment to the Bond Loan Documents for Ulric Street Apartments, a 96-unit development at 2645-2685 Ulric Street in the Linda Vista Community Planning Area, which consists of 95 units affordable for 55 years for individuals and families earning 30 percent to 60 percent of the San Diego Area Median Income (AMI) and one unrestricted manager’s unit.

Item 104 [HCR23-036](#) [Loan Recommendation for Modica Apartments](#)

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 Housing Commission residual receipts loan in an amount not to exceed \$3,000,000 to Modica Family Apartments CIC LP, a California limited partnership, created to finance the proposed new construction of the Modica Apartments (Modica) at 5255 Mt Etna Drive, with 93 rental housing units that will remain affordable for 55 years for individuals and families with income of 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’s General Counsel’s approval.



Regular Housing Commission Meeting of March 17, 2023

- 2) Authorize the Housing Commission's President and Chief Executive Officer (President & CEO), or designee, to:
 - a. Execute all necessary documents and instruments 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. 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 \$3,000,000 maximum Housing Commission loan amount may not increase.
 - c. 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.

Item 105 **[HCR23-013](#)** **[Fiscal Year 2024 Moving To Work Annual Plan Approval](#)**

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

- 1) Approve the Fiscal Year (FY) 2024 Moving to Work (MTW) Annual Plan; and
- 2) Authorize the President and 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 Housing Commissioner.

Item 106 **[HCR23-040](#)** **[Approval of the Contract between the San Diego Housing Commission and The San Diego LGBT Community Center to Operate the LGBTQ+ Affirming Shelter and Outreach Program for Transition-Age Youth](#)**

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) take the following actions:



Regular Housing Commission Meeting of March 17, 2023

- 1) Authorize the Housing Commission to enter into an agreement with The San Diego LGBT Community Center (The Center) in the amount of \$704,190 which includes \$325,000 for one-time startup costs) for an initial term of March 20, 2023, through June 30, 2023, with an annualized budget of \$1,646,801 with two one-year options for renewal, contingent on funding being made available for that purpose, to operate the LGBTQ+ Affirming Shelter and Outreach Program at a to-be-determined existing facilities and as approved by the Housing Commission's President and Chief Executive Officer (President & CEO), or designee, for Transition-Age Youth (TAY) experiencing homelessness. Funding source for the initial term will be the City of San Diego General Fund.
- 2) 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 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 of the City of San Diego, but only if and to the extent that funds are determined to be available for such purposes.

Item 107 [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.

Item 108 [HCR23-037](#) [Workshop & Discussion: San Diego Housing Commission Compliance and Equity Assurance Division](#)

An informational workshop will be presented to provide an overview of the San Diego Housing Commission (Housing Commission) Equity and Inclusion Initiative.



SAN DIEGO
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Regular Housing Commission Meeting of March 17, 2023

INFORMATIONAL REPORTS

[HCR22-002 Agency Financial Statements – Second Quarter Fiscal Year 2023 \(Unaudited\)](#)

[HCR23-024 San Diego Housing Commission Semi-Annual Grant Report July 1, 2022, through December 31, 2022](#)

[HCR23-026 November 2022 Reporting Update for the City of San Diego’s Bridge Shelter Programs](#)

[HCR23-027 November 2022 Reporting Update for City of San Diego’s Storage Connect Center I](#)