



SAN DIEGO
HOUSING
COMMISSION

SPECIAL MEETING AGENDA

SAN DIEGO HOUSING COMMISSION
SPECIAL MEETING AGENDA
APRIL 6, 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

The San Diego Housing Commission (Housing Commission) Board of Commissioners has resumed meeting in person. Members of the public who wish to provide Non-Agenda Public Comments or comments on items on the agenda should attend the meeting in person and complete and submit a written speaker slip on the day of the meeting before the item on which they wish to speak is called.

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) 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



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50 APPROVAL OF THE MINUTES

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

March 17, 2023, Regular 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 HCR23-025 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) 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 of the City of San Diego (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) 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, provided that a copy of the documents, signed as to form by General Counsel, is submitted to each Housing Commissioner.

101 HCR23-047 Approval of the Sole Source Justification and Operating Agreement between the San Diego Housing Commission and St. Vincent de Paul Village, Inc., doing business as Father Joe’s Villages, to Operate the City of San Diego’s Bishop Maher Interim 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 St. Vincent de Paul Village, Inc. in the amount of \$572,900 for an initial term of July 1, 2023, through June 30, 2024, with four one-year options for renewal, contingent on funding being made available for that purpose



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and the continuance or extension of the Memorandum of Understanding (MOU) with the City of San Diego for oversight and administration of the City’s Homeless Shelters and Services Programs (current term ends June 30, 2024), to provide interim shelter and services for persons experiencing homelessness at the City of San Diego’s Bishop Maher Interim Shelter Program at 1506 Commercial Street, San Diego, CA 92113. The funding source for the initial operating term is expected to be City General Fund.

- 2) 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 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 (Housing Authority), but only if and to the extent that funds are determined to be available for such purposes.

102 [HCR23-043 Approval of an operating agreement between the San Diego Housing Commission and San Diego Youth Services to operate the Youth Emergency Shelter Program for Runaway and Homeless Youth ages 12 to 17](#)

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 San Diego Youth Services (SDYS) in the amount of \$326,173 for an initial term of July 1, 2023, through June 30, 2024, with four one-year options for renewal, contingent on funding being available for that purpose, to provide interim shelter and services for youth ages 12-17 experiencing homelessness at the Youth Emergency Shelter Program for Runaway and Homeless Youth (RHY) at 3427 Fourth Ave., San Diego, CA 92103. The funding source for the initial operating term is anticipated to be Homeless Housing, Assistance and Prevention (HHAP) and is contingent on the City of San Diego making the funding available for this purpose in the FY2024 budgeting process.
- 2) 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 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.



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- 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 Housing Authority, but only if and to the extent that funds are determined to be available for such purposes.

103 [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:

- 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.



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104 [HCR23-045 Preliminary Bond Authorization and Tax Equity and Fiscal Responsibility Act \(TEFRA\) Hearing for Cuatro at City Heights](#)

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 April 6, 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 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) take the following actions, as described in this report.

- 1) Approve the following steps to issue up to \$50,000,000 in Housing Authority of the City of San Diego tax-exempt Multifamily Housing Revenue Bonds and taxable bonds in an amount not to exceed \$20,000,000 to facilitate the construction of a new 117-unit affordable housing scattered site development at 4050 El Cajon Blvd. and 3951, 4050 and 4102-4122 University Avenue South in the City Heights neighborhood of San Diego, which will consist of 115 units affordable for 55 years for individuals and families earning 30 percent to 60 percent of San Diego's Area Median Income (AMI) and two unrestricted managers' units:
 - a. Issue a bond inducement resolution (Declaration of Official Intent) for up to \$50,000,000 in tax-exempt Multifamily Housing Revenue Bonds supporting Cuatro at City Heights' development by Cuatro at City Heights 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 \$50,000,000 for Cuatro at City Heights LP, a California limited partnership; and
 - c. Approve the financing team of Squire Patten Boggs as the Bond Counsel and Public Financial Management (PFM) as the Financial Advisor.
- 2) Authorize the Housing Commission's President and 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 \$50,000,000 to facilitate the development of Cuatro at City Heights.



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105 [HCR23-046](#) [Loan Recommendation, Loan Modification, Preliminary Bond Authorization, and Tax Equity and Fiscal Responsibility Act \(TEFRA\) Hearing for Hacienda Townhomes](#)

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.

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 April 6, 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 these hearings not take place and instead be heard by the Housing Authority and City Council by giving notice to the Housing Commission's Interim 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:

- 1) Approve a Housing Commission forgivable loan in an amount not to exceed \$2,200,000 to Casa Nueva II L.P., a California limited partnership (Hacienda) at 350 17th Street, San Diego, with 51 affordable rental housing units that will remain affordable for 55 years for households with incomes 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.

- 2) Approve the transfer, restructuring and extension of the affordability term of an existing Housing Commission loan, currently estimated at \$2,901,680, from the owner Hacienda Townhomes Ltd., (HT Ltd.) to Casa Nueva II L.P., a California limited partnership:
- 3) Authorize the Housing Commission's President and Chief Executive Officer (President & CEO), or designee, to:
 - a. Execute all necessary documents and instruments to effectuate these transactions 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;



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- b. Adjust financing terms/conditions, as necessary, for consistency with requirements of other funding sources or to accommodate market changes that may occur for the proposed and existing Housing Commission loans, provided that the proposed \$2,200,000 maximum Housing Commission loan amount may not increase; and
 - c. 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.
- 4) Approve the following steps to issue up to \$14,000,000 of Housing Authority of the City of San Diego tax-exempt Multifamily Housing Revenue Bonds for Hacienda:
 - a. Issue a bond inducement resolution (Declaration of Official Intent) for up to \$14,000,000 in tax-exempt Multifamily Housing Revenue Bonds for the acquisition and rehabilitation of Hacienda by Casa Nueva II L.P., 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 \$14,000,000 for Hacienda; and
 - c. Approve the bond financing team of Quint and Thimmig as Bond Counsel and CSG Advisors as Bond Financial Advisor.
 - 5) Authorize the Housing Commission's 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 the General Counsel 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.
 - 6) 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 \$14,000,000 to facilitate the acquisition and rehabilitation of Hacienda.

106 [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



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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.

- 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.

107 [HCR23-019 Proposed Fiscal Year 2024 City of San Diego Affordable Housing Fund Annual Plan](#)

That the San Diego Housing Commission (Housing Commission) Board of Commissioners (Board) approve the recommendation for the San Diego City Council (City Council) to take the following actions:

- 1) Approve the Proposed Fiscal Year 2024 (FY 2024) City of San Diego Affordable Housing Fund (AHF) Annual Plan (Annual Plan) Program Activity Allocation of \$50,693,499 in anticipated funds (also included in the proposed FY 2024 Housing Commission Budget) and the proposed Model Programs.
- 2) Authorize the Housing Commission’s President & Chief Executive Officer (President & CEO), or designee, to reallocate funds among the proposed Model Programs included in the FY 2024 AHF Annual Plan in response to market demands and opportunities.



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108 [HCR23-020](#) [Workshop & Discussion: San Diego Housing Commission Proposed Fiscal Year 2024 Budget](#)

An informational workshop will be presented regarding the proposed Fiscal Year 2024 Budget for the San Diego Housing Commission.

109 [HCR23-038](#) [Workshop & Discussion: Project-Based Housing Vouchers Overview](#)

San Diego Housing Commission staff will present an informational workshop about Project-Based Housing Vouchers (PBVs). PBVs are awarded to specific affordable rental housing developments to provide rental assistance linked to their units. When a tenant moves on, the rental housing voucher remains with the affordable housing unit to help another household with low income or experiencing homelessness.

110 [HCR23-049](#) [Workshop & Discussion: California Open Meetings Law, the Ralph M. Brown Act](#)

An informational workshop will be presented about the California Open Meetings Law, known as the Ralph M. Brown Act, and amendments enacted through Assembly Bill 2449, which allow for teleconferencing and remote participation by members of the Housing Commission Board of Commissioners in specified circumstances. No action will be taken on this item.

INFORMATIONAL REPORTS

[HCR23-032](#) [Status of Loan Portfolio – Fiscal Year 2023 Second Quarter](#)

[HCR23-041](#) [December 2022 Reporting Update for the City of San Diego’s Bridge Shelter Programs](#)

[HCR23-042](#) [December 2022 Reporting Update for City of San Diego’s Storage Connect Center I](#)