

**HOUSING AUTHORITY OF THE
CITY OF SAN DIEGO
AGENDA FOR
REGULAR HOUSING AUTHORITY MEETING
JUNE 25, 2024, AT 2:00 PM OR SOON THEREAFTER
COUNCIL CHAMBERS: 12th FLOOR
202 C STREET, SAN DIEGO, CA 92101**

Virtual Participation: <https://sandiego.zoomgov.com/j/1607807743>

To join by telephone: Dial 1-669-254 5252 + input **Webinar ID:** 160 780 7743

**FURTHER INFORMATION ON HOW TO PARTICIPATE IN THIS MEETING IS FOUND AT
THE END OF THE AGENDA**

Joining the Webinar and Offering Phone-in Testimony

Members of the public may participate in Housing Authority meetings in person or virtually using the Zoom Webinar platform. Members of the public can offer public comment on agenda items or during Non-Agenda Public Comment by accessing the meeting online using a desktop computer, laptop, tablet, or Smartphone, or by calling into the meeting using a Smartphone, cellular phone, or land line. **To raise your hand via a phone-in, please press *9 and unmute when the Clerk calls on you by pressing *6.** If you are participating via the webinar platform, please press the raise your hand icon and the unmute button when prompted.

Please click the link below to join the webinar:

<https://sandiego.zoomgov.com/j/1607807743>

To join by telephone: Dial 1-669-254-5252

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LATE-ARRIVING MATERIALS

Pursuant to the Brown Act, California Government Code Section 54957.5(b), late-arriving documents related to Housing Authority meeting agenda items which are distributed to the legislative body prior to and during the Council meeting are available for public review in the Office of the City Clerk, Information Services Counter in the Lobby of the City Administration Building, 202 C Street, San Diego, CA 92101. This relates to those documents received after the agenda is publicly noticed and during the 72 hours prior to the start of the meeting. Please note: Approximately one hour prior to the start of the Council Meeting, the documents will be available just outside Council Chambers in the lobby of the 12th floor of the City Administration Building in a binder labeled "Late Arriving Materials." Late-arriving materials received during the City Council meeting are available for review by making a verbal request of City Clerk staff located in Council Chambers.

REQUESTS FOR ACCESSIBILITY MODIFICATIONS OR ACCOMMODATIONS

As required by the Americans with Disabilities Act (ADA), requests for agenda information to be made available in alternative formats, and any requests for disability-related modifications or accommodations required to facilitate meeting participation, including requests for alternatives to observing meetings and offering public comment as noted above, may be made by contacting the City Clerk at (619) 533-4000 or cityclerk@sandiego.gov. The City is committed to resolving accessibility requests swiftly in order to maximize accessibility.

Requests for translation services to offer public comment may be made by contacting the City Clerk at (619) 533-4000 or email to: cityclerk@sandiego.gov. The City is committed to addressing language translation requests swiftly in order to maximize public participation. For more [information on how to participate and comment on an issue at Housing Authority meetings](#), [click this link: https://www.sandiego.gov/city-clerk/officialdocs/participate-council-meetings](https://www.sandiego.gov/city-clerk/officialdocs/participate-council-meetings)

Las solicitudes de servicios de traducción para ofrecer comentarios públicos se deberán hacer poniéndose en contacto con la City Clerk al (619) 533-4000 o por correo electrónico a: cityclerk@sandiego.gov. La ciudad se compromete a responder rápidamente a las solicitudes de traducción de idiomas con el fin de maximizar la participación del público. Para mayor información sobre cómo participar en la junta se puede encontrar en el siguiente enlace: https://www.sandiego.gov/sites/default/files/spanish_public_comment_instructions.pdf

Upang kayo ay matulungan na maisalin sa wikang Ingles ang inyong mga puna, mungkahi, o komento para sa Bayan ng San Diego, maaari pong makipag-ugnayan sa City Clerk sa telepono (619-533-4000) o email (cityclerk@sandiego.gov). Hangad ng Pamahalaang Bayan ng San Diego ang inyong pakikilahok sa usapang pambayan at handa itong magbigay ng agarang tulong na kinakailangan sa pagsasaling-wika ng inyong mga komento.

Cần dịch vụ thông dịch để phát biểu ý kiến trước công chúng, xin hãy liên hệ với City Clerk (Thư Ký Thành Phố) theo số (619) 533-4000 hoặc email đến cityclerk@sandiego.gov. Thành phố cam kết sẽ giải quyết các yêu cầu thông dịch một cách nhanh chóng để gia tăng sự tham dự của công chúng.

يمكن تقديم طلبات خدمات الترجمة لتقديم تعليقات عامة عن طريق الاتصال بكاتب المدينة على
تلتزم المدينة بمعالجة [mailto: cityclerk@sandiego.gov](mailto:cityclerk@sandiego.gov) أو (619) 533-4000
طلبات الترجمة اللغوية بسرعة من أجل زيادة المشاركة العامة

パブリックコメントを要求するための翻訳サービス依頼は、市の書記（電話：619-533-4000またはメール：<mailto:cityclerk@sandiego.gov>）に連絡することによって行うことができます。市は、市民の参加を最大化するために、言語翻訳の依頼に対応することに取り組んでいます。

샌디에고 시에 의견을 보내시기 위해 번역 서비스가 필요하시면 시 서기 사무실 (619) 533-4000 또는 <mailto:cityclerk@sandiego.gov>로 연락주시기 바랍니다. 시는 대중의 참여를 극대화하기 위해 언어 번역 요청을 신속하게 처리하려고 최선을 다하고 있습니다.

為了鼓勵更多市民參與 '公眾意見'，市政府設定了快捷的中文翻譯服務。如你有任何關於 '公開意見' 想發表，請致電: (619) 533-4000，或電郵 cityclerk@sandiego.gov 我們會為你翻譯。

“ການຮ້ອງຂໍ ບໍ່ ປິ ລາການນາຍແປພາສາເພື່ອ ອະໄພ ບໍ່ ຄາຄິ ດຕັ ນຕໍ່ ສາທາລະນະອາດສາມາດຮັ ດໄດ້ ໂດຍການຕີ ດຕໍ່ ຫາ City Clerk ື່ ບ (619) 533-4000 ຫຼື ສົ່ ງຈິ ເມວຫາ: cityclerk@sandiego.gov. City ມີ ຄວາມມຸ່ ງມັ ັນທີ່ ຈະແລກ ໄຂຄໍາ ຮ້ອງຂໍ ໃຫ້ແປພາສາຄື າງໄວເພື່ອ ອໃຫ້ບໍາລາຊິນມີ ສ່ ວນສ່ ວມສູງ ງສູງ ດ.”

NOTICE: THE HOUSING AUTHORITY MAY TAKE ANY ACTION WITH RESPECT TO THE ITEMS INCLUDED ON THIS AGENDA. RECOMMENDATIONS MADE BY STAFF DO NOT LIMIT ACTIONS THAT THE HOUSING AUTHORITY MAY TAKE. MEMBERS OF THE PUBLIC SHOULD NOT RELY UPON THE RECOMMENDATIONS OF STAFF AS DETERMINATIVE OF THE ACTION THE HOUSING AUTHORITY MAY TAKE ON A PARTICULAR MATTER.

APPROVAL OF HOUSING AUTHORITY MINUTES

June 11, 2024, Housing Authority Special Meeting [Minutes](#)

NON-AGENDA PUBLIC COMMENT

DISCUSSION AGENDA

Item 1: Informational Report from the Housing Authority Executive Director

The Executive Director will present an update on key programs, projects and agency initiatives.

Item 2: [HAR24-012](#) [Authorization to accept \\$35,000,000 in State of California \(State\) Homekey Program Funds, \\$17,806,432 in City of San Diego HOME Investment Partnerships American Rescue Plan \(HOME-ARP\) funds, \\$17,806,432 in County of San Diego American Rescue Plan Act \(ARPA\) funds, and \\$1,100,000 in San Diego Regional Task Force on Homelessness funds; authorization to expend \\$71,712,864 to support the proposed acquisition and rehabilitation of the Extended Stay America at 2087 Hotel Circle South; and authorization to acquire and rehabilitate the Extended Stay America at 2087 Hotel Circle South, to be known as Presidio Palms, all contingent upon the Housing Authority of the City of San Diego approving these proposed funding sources and uses in the San Diego Housing Commission's proposed Fiscal Year 2025 Budget](#)

That the Housing Authority of the City of San Diego (Housing Authority) take the following actions:

- 1) Authorize the San Diego Housing Commission (Housing Commission) to accept and expend \$35,000,000 in State Homekey Program funds, \$17,806,432 in City of San Diego HOME Investment Partnerships American Rescue Plan (HOME-ARP) funds, \$17,806,432 in County of San Diego American Rescue Plan Act (ARPA) funds, and \$1,100,000 in San Diego Regional Task Force on Homelessness funds to support the proposed acquisition and rehabilitation of the Extended Stay America at 2087 Hotel Circle South, San Diego, CA 92108, which will be known as Presidio Palms and will consist of 161 affordable rental housing units for people experiencing homelessness with income up to 30 percent of San Diego's Area Median Income (AMI) and two manager's units. The proposed action is contingent upon the Housing Authority approving these proposed funding sources and uses in the Housing Commission's proposed Fiscal Year 2025 Budget.
- 2) Authorize the Housing Commission to acquire the Extended Stay America property, pursuant to that certain Purchase and Sale Agreement (PSA) for the Extended Stay America at 2087 Hotel Circle South, San Diego CA, 92108, dated April 20, 2023, with the seller ESA P Portfolio LLC, a Delaware limited liability company. The proposed action is contingent upon the Housing Authority approving the proposed funding sources and uses for this purpose in the Housing Commission's proposed Fiscal Year 2025 Budget.
- 3) Authorize the Housing Commission's President and Chief Executive Officer (President and CEO), or designee, to take such actions and perform such acts as are necessary to acquire the Extended Stay America at 2087 Hotel Circle South, San Diego, CA 92108, a 68,709-square-foot building, for the price of \$57,000,000. ESA P Portfolio LLC shall provide clear fee simple title upon acquisition of the property. The proposed action is

contingent upon the Housing Authority approving the proposed funding sources and uses for this purpose in the Housing Commission's proposed Fiscal Year 2025 Budget.

- 4) Authorize the Housing Commission's President and CEO, or designee, to execute and record an affordability covenant against the Extended Stay America property, to be known as Presidio Palms, for 55 years, with 161 units required to remain affordable for households experiencing homelessness with income at or below 30 percent of AMI. Of the 165 total units at acquisition, two units will be converted to use as unrestricted service provider offices, and two units will be utilized as property manager's units, for 163 total studio units.
- 5) Authorize the Housing Commission to purchase of the Extended Stay America property and complete all associated closing activities and pay all closing costs, as well as remediation and upgrades to the property, utilizing \$35,000,000 in State Department of Housing and Community Development Homekey Program Round 3 (Homekey) funds; \$17,806,432 in City of San Diego HOME Investment Partnerships American Rescue Plan (HOME-ARP) funds; \$17,806,432 in County of San Diego American Rescue Plan Act (ARPA) funds; and \$1,100,000 in San Diego Regional Task Force on Homelessness funds. The proposed action is contingent upon the Housing Authority approving the proposed funding sources and uses for this purpose in the Housing Commission's proposed Fiscal Year 2025 Budget.
- 6) Authorize the Housing Commission's President and 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, to allow the Housing Commission to acquire the Extended Stay America property on terms and conditions described in this report, as approved by General Counsel of the Housing Commission. 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.
- 7) Approve all budgets associated with the purchase and rehabilitation of the Extended Stay America property, to be known as Presidio Palms. This includes the transfer and/or reallocation of funds between any and all funding use line items within the total approved development/project budget, provided the total project/development budget amount after any and all transfers/reallocations does not exceed the previously approved budget total, in any instances when the operational need(s) arise and/or when such actions are to the benefit of the Housing Commission and its mission. The proposed action is contingent upon the Housing Authority approving the proposed funding sources and uses for this purpose in the Housing Commission's proposed Fiscal Year 2025 Budget.
- 8) Authorize the Housing Commission's President and CEO, or designee, to take such actions and perform such acts as necessary for the recruitment and hiring of staff for the ongoing operations of Presidio Palms. The proposed action is contingent upon the Housing Authority approving the proposed funding sources and uses for this purpose in the Housing Commission's proposed Fiscal Year 2025 Budget.

Adjournment

How to Speak to a Particular Item or during Non-Agenda Public Comment:

Members of the public shall be given the opportunity to address the Housing Authority. The Council President may determine the number of speakers on an agenda item or reduce the amount of time available to each speaker to appropriately manage the meeting and ensure the Housing Authority has time to consider all the agenda items. A member of the public may only provide one comment per agenda item.

In-Person Comment on Agenda Items

Each speaker must file a written request (speaker slip) with the City Clerk at the meeting at which the speaker wishes to speak indicating which item they wish to speak on. Speaker slips may not be turned in prior to the day of the meeting or after completion of in-person testimony. In-person testimony will conclude before virtual testimony begins.

Each person who wishes to address the Housing Authority shall approach the podium and state who they are representing if they represent an organization or another person.

For meeting management during the Minutes portion of the agenda, speakers will have one (1) minute per item and up to a maximum of three (3) minutes if there are three (3) or more items in that portion of the agenda.

For discussion and information items, each speaker may speak up to three minutes, subject to the Council President's determination of the time available for meeting management purposes, in addition to any time ceded by other members of the public who are present at the meeting and have submitted a speaker slip ceding them time. These speaker slips should be submitted together at one time to the City Clerk. The Council President may also limit organized group presentations of five or more persons to 15 minutes or less.

Virtual Public Comment on Agenda Items

Members of the public may participate virtually (by telephone or internet streaming) as indicated below. Speakers who wish to provide virtual public comment must enter the virtual queue by raising their virtual hands before the queue closes. The queue will close when the last virtual speaker finishes speaking or five minutes after in-person testimony ends, whichever happens first.

For meeting management during the Minutes portion of the agenda, speakers will have one (1) minute per item and up to a maximum of three (3) minutes if there are three (3) or more items in that portion of the agenda.

For discussion and information items, each speaker may speak up to three minutes, subject to the Council President's determination of the time available for meeting management purposes. Speakers participating virtually may not allocate their time to other speakers and may not share video or visual aids (i.e., pdf, ppt, docs) during their comment period.

Quasi-Judicial Items. Organized group presentations for quasi-judicial items will be allowed up to 15 minutes per side to speak either for or against an item for a total of 30 minutes. If more than one group on the same side requests an organized presentation, the 15 minutes will be divided between each group for that side. Please contact the Project Manager as listed as the primary contact on the staff report for that item to indicate your desire to present.

Non-Agenda Public Comment

Every agenda for a regular Housing Authority meeting shall provide a period on the agenda for members of the public to address the Housing Authority on items of interest to the public that are not on the agenda but

are within the jurisdiction of the Housing Authority. Non-Agenda Public Comment shall be subject to the exercise of the Council President's discretion for a given agenda.

In order to ensure that the Housing Authority has time to consider all agenda items, Non-Agenda Public Comment on particular issues and for each individual speaker will be as follows:

Each speaker will be limited to two minutes. Speakers may not allocate their time to other speakers. If there are eight or more speakers on a single issue, the maximum time for the issue will be 16 minutes. The order of speaking generally will be determined on a first-come, first-served basis, however, priority may be given to speakers who have not addressed the legislative body during Non-Agenda Public Comment at the last regularly scheduled Housing Authority meeting. A member of the public may only provide one non-agenda comment per agenda.

In-Person Non-Agenda Public Comment

Each speaker who wishes to address the Housing Authority must file a written request (speaker slip) with the City Clerk at the meeting at which the speaker wishes to speak. Speaker slips may not be turned in prior to the meeting date or after completion of in-person testimony. In-person testimony shall conclude before virtual testimony begins.

Each person who wishes to address the Housing Authority shall approach the podium and state who they are representing if representing an organization or another person.

Virtual Non-Agenda Public Comment

Speakers who wish to provide virtual Non-Agenda Public Comment must enter the virtual queue by raising their virtual hands before the queue closes. The queue will close when the last virtual speaker finishes speaking or five minutes after in-person testimony ends, whichever happens first. Those participating virtually may not share video or visual aids (i.e., pdf, ppt, docs) during their non-agenda comment period.

Comment on Agenda Items and Non-Agenda Public Comment may also be submitted using the [webform](#) indicating the comment type and item number (if relevant) for which you wish to submit your comment. Comments received by 8:00 AM the day of the meeting will be distributed to the Housing Authority and posted online with the meeting materials. All webform comments are limited to 500 words but may include attachments. Comments received after 8:00 AM the day of the meeting but before the item is called will be submitted into the written record for the relevant item.

Written Materials. Instead of submitting written materials as an attachment to the webform you may submit via U.S. Mail to the City Clerk's attention at 202 C Street, MS2A San Diego, CA 92101. Materials submitted via U.S. Mail must be received one business day prior to the meeting to be distributed to the Housing Authority. Comments received via U.S. Mail on the day of the meeting will be submitted into the written record for the relevant item.

The public may view the meetings on public television (within the City of San Diego only) on City TV Channel 24 for Cox Communications and Spectrum or Channel 99 for AT&T U-Verse, or [view the meetings online \(link is external\)](#)