



SAN DIEGO
HOUSING
COMMISSION

MINUTES

**SAN DIEGO HOUSING COMMISSION
MINUTES OF THE SPECIAL MEETING
OCTOBER 15, 2021
VIDEO CONFERENCE PURSUANT TO
CALIFORNIA TO THE PROVISIONS OF CALIFORNIA
GOVERNMENT CODE SECTION 54953(e)**

ATTENDANCE

Present:

Chair Stefanie Benvenuto

Vice Chair Ryan Clumpner

Commissioner Johanna Hester

Commissioner Kellee Hubbard

Commissioner Eugene “Mitch” Mitchell

President & CEO Richard C. Gentry

General Counsel Charles Christensen

10 CALL TO ORDER

Chair Benvenuto called the Special Meeting to order at 9:04 a.m.

20 NON-AGENDA PUBLIC COMMENT

There were no non-agenda public comments.

30 COMMISSIONER COMMENTS

There were no Commissioner comments.

40 REPORT BY PRESIDENT & CHIEF EXECUTIVE OFFICER

COVID-19 Housing Stability Assistance Program Update

On October 14, 2021, the State’s Housing and Community Development Department informed the San Diego Housing Commission (Housing Commission) about a tentative reallocation of potentially substantial additional dollars for the City of San Diego COVID-19 Housing Stability Assistance Program. SDHC is awaiting confirmation from the State. The success of the program, which the Housing Commission operates, was cited in a letter the State sent to the U.S. Treasury Department last week to request additional funding. Lourdes Castro Ramírez, the State’s Secretary of the Business, Consumer Services and Housing Agency, sent the letter to the Deputy Treasury Secretary.

The COVID-19 Housing Stability Assistance Program is oversubscribed. The need for assistance exceeds the amount of available funding. The Housing Commission has obligated all of the available funds to assist households with low income. This includes applicants who have preliminary approval,



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subject to review and confirmation of their documentation. In addition to the State's request, the Housing Commission also has been working with Mayor Todd Gloria's office on efforts to obtain additional funding for this program as the Housing Commission continues to receive new applications daily. As of October 14, 2021, more than 28,800 applications have been received. More than 27,000 additional applications have been started but still need to be completed and submitted. The Housing Commission has made payments totaling more than \$107.4 million to help 12,367 qualifying households so far.

SDG&E and the San Diego and Imperial Counties Labor Council and its member unions have been instrumental in helping raise awareness about the program. Mr. Gentry thanked Commissioners Mitchell and Hester for their ongoing help with the program.

Michael Pavco

Former Housing Commission Senior Vice President of Real Estate Development Michael Pavco passed away about three weeks ago. He led the Housing Commission's real estate acquisitions and rehabilitations before leaving about six months ago to lead an affordable housing nonprofit in Virginia. He is missed, and thoughts and prayers are with his family.

State Assembly Housing Tour

On October 14, 2021, California State Assemblymembers Chris Ward and Brian Maienschein, who are from San Diego, and a group of six other Assemblymembers visited San Diego on their statewide housing tour. These Assemblymembers from areas throughout the state make up a housing working group that is discussing a variety of issues related to housing. The Housing Commission's presentation to the group focused on the agency's programs to develop affordable housing and address homelessness. The discussion also included the need for funding and flexibility to address housing challenges. Mr. Gentry thanked Assemblymember Ward for inviting the Housing Commission to participate in the discussion.

Trinity Place Grand Opening

One of the Housing Commission's partnership developments to address homelessness celebrated its grand opening last month. Trinity Place provides 73 permanent affordable rental apartments with supportive services for seniors age 55 and older who experienced homelessness with chronic health issues. Councilmember Raul Campillo and Mr. Gentry were among the speakers at the grand opening on September 24, 2021. The Housing Commission awarded a development loan and rental housing vouchers to support this development. Trinity Place was developed by Wakeland Housing and Development Corporation.

Middle-Income Housing Working Group:

San Diego Mayor Todd Gloria announced his Middle-Income Housing Working Group. Housing Commission Vice President of Policy Molly Chase is one of the 22 people the Mayor named to this panel. They will provide ideas to increase the production of housing for San Diegans with middle income who cannot afford market-rate homes, but do not qualify for affordable housing. As part of Mayor Gloria's "Homes For All of Us" plan, the group is expected to develop policies and financing recommendations for City Council action.

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National Association of Housing and Redevelopment Officials (NAHRO) Awards

The Housing Commission has received five Awards of Merit from the National Association of Housing and Redevelopment Officials (NAHRO). These awards recognize programs with “an innovative approach, creating and using techniques and procedures that represent new and creative practices in implementing programs and resolving problems.” Two of these programs are also finalists for the prestigious Awards of Excellence, a higher tier of recognition from NAHRO. The Awards of Excellence winners will be announced in March 2022. The Awards of Excellence finalists are the Housing Commission report published last year, “Preserving Affordable Housing in the City of San Diego” and the Operation Shelter to Home collaborative initiative to address homelessness during the pandemic. The additional Housing Commission programs that earned Awards of Merit are the Housing Commission’s purchase of Hillcrest Inn to create affordable housing for a mix of incomes—from people experiencing homelessness to those with middle income; the Homelessness Program for Engaged Educational Resources (PEER)—a Housing Commission collaboration with City College to develop the workforce needed for homelessness programs; and the online application portal the Housing Commission created to streamline the process of applying for our Notices of Funding Availability.

Wells Fargo Grant

The Housing Commission also has been selected by the Wells Fargo Foundation to receive a grant to increase homeownership among Black, Indigenous, People of Color (BIPOC) communities. This is a \$150,000 planning grant from the Wealth Opportunities Restored through Homeownership (WORTH) program. The goal of this initiative is to create 5,000 net new BIPOC homeowners in eight program areas by 2025—a total of 40,000 new homeownership opportunities across the United States. This award is for the first phase of the program, a six-month planning phase to develop an approach. It is expected that those agencies who submit their plan by the March 31, 2022, deadline will be invited to apply for the second phase. In that phase, eight areas will be chosen to receive \$7.5 million multiyear grants to implement the program.

NAWRB Award for Jennifer McKinney

On October 13, 2021, Jennifer McKinney, the Housing Commission’s Vice President of Property Management & Maintenance, was recognized as the recipient of a 2021 NAWRB Leadership Award. This award, from the “Women in the Housing & Real Estate Ecosystem” organization, recognized her as a Residential Leader.

50 APPROVAL OF THE MINUTES

The minutes of the Special Housing Commission meetings of September 9, 2021, were approved on a motion by Vice Chair Clumpner, seconded by Commissioner Mitchell and passed by a vote of 4-0.

Commissioner Hester joined the meeting.



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DISCUSSION AGENDA:

100 HCR21-108 Workshop & Discussion: Kearny Vista and Valley Vista Apartments

Tamera Kohler, Tricia Levien, John Brady and Matthew (no last name given) spoke in favor.

Judy Brown-Marino spoke in opposition.

Jeff Davis, Deputy Chief Executive Officer and Lisa Jones, Executive Vice President, Strategic Initiatives, presented an informational workshop to provide an overview of the actions taken in advance to prepare for site occupancy and services and operations before move-ins began at Kearny Vista and Valley Vista apartments, as well as the ongoing current operations and activities at these two former extended-stay hotel properties. The San Diego Housing Commission (Housing Commission) purchased these properties in November 2020 to create 332 affordable rental housing units with supportive services for individuals experiencing homelessness in the City of San Diego. No action was taken on this item.

**101 HCR21-105 Workshop & Discussion: San Diego Housing Commission
Accessory Dwelling Unit Pilot Program**

John Brady spoke in favor.

Emily Jacobs, Executive Vice President of Real Estate, presented an informational report on the San Diego Housing Commission's (Housing Commission) pilot program to build Accessory Dwelling Units (ADUs) in the available yard space at five single-family homes the Housing Commission owns and rents as affordable housing in the City of San Diego.

ADJOURNMENT

Chair Benvenuto adjourned the Special Meeting at 11:21 a.m.

Respectfully submitted,

Scott Marshall

Scott Marshall
Vice President
Communications and Government Relations

Approved by,

Richard C. Gentry

Richard C. Gentry
President & Chief Executive Officer
San Diego Housing Commission