



SAN DIEGO  
HOUSING  
COMMISSION

## MINUTES

**SAN DIEGO HOUSING COMMISSION  
MINUTES OF THE REGULAR MEETING  
FEBRUARY 7, 2020  
SMART CORNER  
4<sup>th</sup> FLOOR CONFERENCE ROOM  
1122 BROADWAY  
SAN DIEGO, CALIFORNIA 92101**

### **ATTENDANCE**

Present:

Chair Stefanie Benvenuto  
Vice Chair Ryan Clumpner  
Commissioner Dion Akers  
Commissioner Margaret Davis  
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 Regular Meeting to order at 9:01 a.m.

### **20     NON-AGENDA PUBLIC COMMENT**

Martha Welch spoke about housing.

### **30     COMMISSIONER COMMENTS**

Vice Chair Clumpner thanked San Diego Housing Commission (Housing Commission) staff for quickly providing him with information about the amount of affordable housing in the 92117 ZIP Code for a discussion at the January 30, 2020, Planning Commission meeting about a proposed affordable rental housing development in Clairemont Mesa. The data demonstrated that the 92117 ZIP Code has 74 affordable rental housing units, which ranks 27<sup>th</sup> out of 32 ZIP Codes in the City of San Diego that have affordable housing, which seemed to be an important factor for the Planning Commission. He also commended the Planning Commission on viewing affordable housing review in the context of the housing crisis.

Chair Benvenuto welcomed the two new Commissioners to the Board. Eugene “Mitch” Mitchell is the Vice President of State Governmental Affairs and External Affairs for San Diego Gas & Electric (SDG&E) and Southern California Gas Company, and Dion Akers is the Assistant Director



Regular Meeting Minutes of February 7, 2020

of Strategic Partnership for San Diego State University (SDSU). Commissioners Mitchell and Akers were appointed by Mayor Kevin L. Faulconer and confirmed by the San Diego City Council on February 4, 2020.

Commissioners Mitchell and Akers said they are pleased to join the Board and for the opportunity to engage in the Board's important work.

Chair Benvenuto also recognized and thanked former Commissioners Tim Walsh and Frank Urtasun for their leadership and public service to the Housing Commission.

#### **40 REPORT BY PRESIDENT & CHIEF EXECUTIVE OFFICER**

##### **Meeting with Governor's Senior Counselor for Housing and Homelessness**

On January 30, 2020, President & CEO Gentry met in Sacramento with Governor Gavin Newsom's Senior Counselor for Housing and Homelessness Jason Elliott, Deputy Legislative Secretary Ronda Paschal, Deputy Legal Affairs Secretary Rei Onishi, and the Chief of the Housing, Homelessness and Civil Rights branch of the California Department of Social Services Ali Sutton. They were impressed with the Housing Commission's homelessness action plan, HOUSING FIRST – SAN DIEGO, which has created close to 8,600 housing opportunities in the last five and a half years for San Diegans experiencing homelessness.

##### **City of San Diego Community Action Plan on Homelessness Leadership Council**

The Leadership Council created through the City of San Diego Community Action Plan on Homelessness held its first meeting on February 3, 2020. The Leadership Council consists of Mayor Kevin L. Faulconer; City Councilmember Chris Ward, who also chairs the Regional Task Force on the Homeless (RTFH); County of San Diego Supervisor Nathan Fletcher; Housing Commission President & CEO Gentry; RTFH CEO Tamera Kohler; Lucky Duck Foundation Board Member Peter Seidler, General Partner of the San Diego Padres; Voices of Our City Choir Member John Brady; and Housing Commission Commissioner Mitchell.

##### **Saint Teresa of Calcutta Villa Groundbreaking**

President & CEO Gentry attended a groundbreaking ceremony on January 21, 2020, for a Housing Commission partnership development that will provide 403 affordable apartments in the East Village. Of these units, 270 will be for San Diegans experiencing homelessness. Chair Benvenuto spoke at the event for the Housing Commission. Additional speakers included: Mayor Kevin L. Faulconer, City Councilmember Chris Ward, and County of San Diego Supervisor Nathan Fletcher. The Housing Commission is partnering with Father Joe's Villages and Chelsea Investment Corporation on this development, which will be known as Saint Teresa of Calcutta Villa in honor of Mother Teresa.

##### **"WeAllCount" Annual Point-In-Time Count**

More than 1,700 volunteers participated in this year's Point-in-Time Count during the early morning hours of January 23, 2020. Vice Chair Clumpner, Commissioner Davis, Commissioner



Regular Meeting Minutes of February 7, 2020

Hester, Commissioner Hubbard and President & CEO Gentry were among the volunteers who helped to count and survey individuals experiencing homelessness. They were joined by U.S. Representative Scott Peters, California Governor Gavin Newsom, California State Senate President pro Tempore Toni Atkins, California Assemblymember Todd Gloria, San Diego County Supervisor Greg Cox, San Diego City Councilmember Chris Ward and City Attorney Mara Elliott.

**The 14th Project Homeless Connect – Downtown San Diego**

The 14th Project Homeless Connect – Downtown San Diego will be held on Wednesday, February 26, from 9 a.m. to 3 p.m. in Golden Hall at the San Diego Concourse. This will be the 10th consecutive time that the Housing Commission has served as the lead organizer of this one-day resource fair for San Diegans experiencing homelessness. The major organizing partners include the City of San Diego, Interfaith Shelter Network, Family Health Centers of San Diego, Father Joe’s Villages and the County of San Diego. Project Homeless Connect provides individuals with access to a variety of services to help connect them with permanent housing opportunities, and address more immediate needs, such as health screenings, flu vaccines, dental exams, haircuts, legal aid and pet care. More information is available on the Housing Commission’s website under the “Homelessness Solutions” tab at [www.sdhc.org](http://www.sdhc.org)

**50      APPROVAL OF THE MINUTES**

The minutes of the Regular Housing Commission meeting of January 10, 2020, were approved on a motion by Commissioner Hubbard, seconded by Commissioner Hester, and passed by a vote of 7-0.

**CONSENT AGENDA:**

Motion by Commissioner Hester to approve Item 100 on consent. Seconded by Commissioner Hubbard and passed by a vote of 7-0.

**100      HCR20-021    Amendment to Plumbing Maintenance and Repair Services Agreement**  
**No. PM-18-09**

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

- 1) Approve Amendment 2 to increase the annual maximum contract amount with GPS Plumbing in the second, third, and fourth contract years (February 1, 2019 – January 31, 2023) from \$499,000 per year to \$599,000 per year for plumbing maintenance and services at properties in the City of San Diego that are owned and/or managed by the San Diego Housing Commission;
- 2) Authorize the President & Chief Executive Officer (President & CEO), or designee, to substitute the funding sources with other available funding sources provided that the total program/project budget amount after substitution does not exceed the approved total budget, should the operational need arise or should such actions be to the benefit of the Housing Commission and its mission; and



Regular Meeting Minutes of February 7, 2020

- 3) Authorize the 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 take such actions as are necessary and/or appropriate to implement these approvals.

**ACTION AGENDA:**

**101 HCR20-018 Fiscal Year 2021 Moving to Work Annual Plan Approval**

Suket Dayal, Senior Vice President of Strategic Operations and Policy, and Mariangela Patruno, Moving to Work Program Administrator, presented the request for approval.

Motion by Commissioner Davis to take the following staff recommended actions. Seconded by Commissioner Clumpner and passed by a vote of 7-0.

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

- 1) Approve the Fiscal Year (FY) 2021 Moving to Work (MTW) Annual Plan; and
- 2) Authorize the President & 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.

**102 HCR20-009 Loan Recommendation and Preliminary Bond Authorization for Ventana al Sur Apartments**

Colin Miller, Vice President, Multifamily Housing Finance, Real Estate Division, and Joe Correia, Senior Real Estate Project Manager, Real Estate Division, presented the request for approval.

Motion by Commissioner Clumpner to take the following staff recommended actions. Seconded by Commissioner Mitchell and passed by a vote of 7-0.

That the San Diego Housing Commission (Housing Commission) take, and recommend that the Housing Authority of the City of San Diego (Housing Authority) and San Diego City Council (City Council) take the following actions, as described in this report:

**Housing Commission:**

Authorize the Housing Commission's President and Chief Executive Officer (President & CEO), or his designee, to take the following actions:

- 1) Approve a Housing Commission residual receipts loan of up to \$4,400,000 to the borrower 4132 Beyer L.P., a California limited partnership formed by the co-developers Metropolitan



Regular Meeting Minutes of February 7, 2020

Area Advisory Committee on Anti-Poverty of San Diego County Inc. (MAAC) and by Kingdom Development Inc. (Kingdom), to facilitate the proposed acquisition and new construction of Ventana al Sur Apartments (Ventana), a 100-unit multifamily rental housing development, to be located at 4132 Beyer Boulevard, San Diego, that will include 75 units for low-income seniors, plus 25 units for chronically homeless seniors and homeless seniors with a serious mental illness (age 65+) residing in the City of San Diego, who meet certain income criteria, and who are identified as most appropriate for permanent supportive housing as determined by assessments conducted through the Coordinated Entry System, that will remain affordable for 55 years.

- 2) The Housing Commission's proposed loan will be contingent upon: the developer receiving all necessary funding commitments from third-party sources as described in this report. Such third-party funding commitments will be subject to the Housing Commission's General Counsel's approval.
- 3) Recommend that the Housing Authority approve an application to the California Debt Limit Allocation Committee (CDLAC) for an allocation of authority to issue tax-exempt multifamily housing bonds in an amount up to \$25,000,000.
- 4) That the Housing Commission authorize the President and Chief Executive Officer (President & CEO), or his designee:
  - a. To execute any and all documents necessary 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.
  - b. To 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 \$4,400,000 maximum loan amount may not increase.
  - c. To 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.

**Housing Authority**

- 1) Approve the following initial steps to issue Housing Authority tax-exempt Multifamily Housing Revenue Bonds which are allocated by the State of California, for acquisition and new construction of Ventana, including:
  - a. Issue a bond inducement resolution (Declarations of Official Intent) for up to \$25,000,000 in tax-exempt Multifamily Housing Revenue Bonds with 4 percent tax credits.
  - 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-



Regular Meeting Minutes of February 7, 2020

- exempt private activity bonds in an amount up to \$25,000,000 for Ventana. Issuance of the bonds will require Housing Authority final approval at a later date.
- c. Approve a bond financing team of Quint & Thimmig LLP as Bond Counsel, and Ross Financial as Bond Financial Advisor.
- 2) Authorize the Housing Commission's President and Chief Executive Officer (President & CEO), or his 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.

**San Diego City Council**

Hold a Tax Equity and Fiscal Responsibility Act (TEFRA) public hearing, and adopt a resolution approving the Housing Authority's issuance of tax-exempt Multifamily Housing Revenue Bonds up to \$25,000,000.

**103 HCR20-026 Workshop & Discussion: San Diego Housing Commission Real Estate Portfolio**

**NO ACTION WAS REQUIRED ON THE PART OF THE HOUSING COMMISSION**

Emily Jacobs, Senior Vice President, Housing Finance & Property Management, Real Estate Division and Michael Pavco, Senior Vice President, Development & Portfolio Management Real Estate Division, presented a workshop on the real estate portfolio of affordable rental housing units owned and/or managed by the San Diego Housing Commission, including its nonprofit affiliate, Housing Development Partners.

**ADJOURNMENT:**

Chair Benvenuto adjourned the Regular Meeting at 10:44 a.m.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Scott Marshall".

Scott Marshall  
Vice President  
Communications and Government Relations  
San Diego Housing Commission

Approved by,

A handwritten signature in black ink, appearing to read "Richard C. Gentry".

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