



MINUTES

**SAN DIEGO HOUSING COMMISSION
MINUTES OF THE SPECIAL MEETING
MARCH 5, 2021
VIDEO CONFERENCE PURSUANT TO
CALIFORNIA GOVERNOR GAVIN NEWSOM'S
EXECUTIVE ORDER N-29-20**

ATTENDANCE

Present:

Chair Stefanie Benvenuto
Commissioner Dion Akers
Commissioner Ryan Clumpner
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 Special Meeting to order at 9:04 a.m.

20 NON-AGENDA PUBLIC COMMENT

There were no non-agenda public comments.

30 COMMISSIONER COMMENTS

Commissioner Akers thanked Executive Vice President of Strategic Initiatives Lisa Jones and staff for providing a tour of Operation Shelter to Home at the San Diego Convention Center and Vice President of Housing First Programs Deanna Villanueva for providing an update about Veterans Affairs Supportive Housing (VASH) vouchers assisting veterans through the Convention Center shelter.

40 REPORT BY PRESIDENT & CHIEF EXECUTIVE OFFICER

COVID-19 Housing Assistance Stability Program Updates

The San Diego City Council approved the COVID-19 Housing Stability Assistance Program on February 22, 2021. The San Diego Housing Commission (Housing Commission) has conducted extensive work on the program. The application is being tested and will launch on March 15, 2021. The Housing Commission has hired 115 new short-term staff specifically for this program. The



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Housing Commission is contracting with 211 San Diego and eight community-based organizations to help residents with their applications. Residents can sign up on the Housing Commission's website to be notified when the application for this program is available, and extensive community outreach campaign is underway. This includes an outreach kit that has been shared with the offices of the Mayor and City Councilmembers, community-based organizations, labor organizations, social service providers, health care providers, educational institutions, and places of worship to raise awareness of the program. The City's Public Utilities Department will be including an insert about the program in the bills they are mailing to about 155,000 of their customers. In addition, postcards with information in both English and Spanish are being printed for mailing to about 170,000 households in the 10 City ZIP Codes with the highest COVID-19 case rates that also are in the areas the Housing Commission has identified as Signature and Enterprise Communities through its Choice Communities Initiative. Television and radio ads in English and Spanish also will begin airing the week of March 15. The Housing Commission is also placing ads in community newspapers, on billboards and bus benches, and in buses and trolleys that serve South Bay and downtown.

Commissioner Hester said she has helped coordinate outreach and communication with the San Diego Immigrant Rights Consortium; the Asian-American, Native Hawaiian, Pacific Islander community; and local labor organizations, such as the San Diego and Imperial Counties Labor Council and United Domestic Workers of America (UDW) / American Federation of State County and Municipal Employees (AFSCME) Local 3930, for which she serves as Assistant Executive Director. UDW/AFSCME is sending a mass text message and mass email about the COVID-19 Housing Stability Assistance Program to its members, consisting of 30,000 homecare workers and 5,000 childcare workers countywide.

Commissioner Mitchell said he convened a group of community organizations that have indicated their support and participation in raising awareness of this program. SDG&E, for which Commissioner Mitchell is the Vice President of State Governmental Affairs and External Affairs, also will be including an insert that the Housing Commission provided, in English and Spanish, in SDG&E's bills to residential customers.

New Affordable Housing Information for Commissioners

Information about the total number of affordable housing units currently in service in the City of San Diego and the number of units pending completion was emailed to Commissioners. This information will be updated for each Board meeting to also show the number of new affordable units at developments that are being presented to the Housing Commission Board at each meeting for consideration. Commissioner Mitchell had requested this information.

Homelessness PEER Program Video

A unique partnership between the Housing Commission and San Diego City College was highlighted in a video presented at a national conference. City College produced the 28-minute video about the Homelessness Program for Engaged Educational Resources (PEER) course. This course provides specialized education, training and job placement assistance for students to help



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develop the workforce needed for programs and services that help San Diegans experiencing homelessness. The Housing Commission helped develop the course and funds the PEER program. City College leverages existing San Diego Community College District resources. The video was presented to the national Community College Innovations conference and is posted on the “Homelessness Solutions” page on the Housing Commission’s website www.sdhc.org.

Expanded Resources to Address Homelessness Among Youth

On February 25, 2021, Mayor Todd Gloria announced expanded shelter and outreach resources to help San Diego youth experiencing homelessness. More than \$543,000 in state Homeless Emergency Aid Program funds will enable three nonprofit organizations to provide these services: Urban Street Angels, San Diego Youth Services, and San Diego LGBT Community Center. These programs will include additional beds, hotel vouchers in certain cases and an outreach worker to prioritize LGBTQ transition-age youth. The Housing Commission’s Homeless Housing Innovations Division worked closely with the City and the service providers to make these programs possible. These new shelter and outreach resources also support the City’s Community Action Plan on Homelessness.

Op-Ed about Homelessness

President & CEO Gentry submitted an Op-Ed on homelessness to the San Diego Union-Tribune for publication on Monday, March 8, 2021, which will include information about the Housing Commission’s programs to address homelessness in the last six years.

Staff Retirement Announcement

President & CEO Gentry announced that Angie Risotti-Rios, the Senior Executive Assistant to the President & CEO, will be retiring effective July 1, 2021. She has been with the Housing Commission for more than 20 years.

50 APPROVAL OF THE MINUTES

The minutes of the Special Housing Commission meetings of February 5, 2021, and February 19, 2021, were approved on a motion by Commissioner Hubbard, seconded by Commissioner Davis, and passed by a vote of 7-0.

CONSENT AGENDA:

Motion by Commissioner Mitchell to approve item 100 on consent. Seconded by Vice Chair Clumpner and passed by a vote of 7-0.

100 HCR21-030 Application for State of California Housing and Community Development Local Housing Trust Fund Program Funding

That the San Diego Housing Commission (Housing Commission) recommend that the Housing



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

- 1) Approve a revision to the previously approved Housing Authority resolution (HA-1868) that authorized the Housing Commission's President & Chief Executive Officer (President & CEO), or designee, in a form of an amended resolution, a revised resolution, or a new resolution, or such other form of resolution, as determined by the office of the City Attorney, to apply on behalf of the City of San Diego, for \$5 million in funding from the State of California's Local Housing Trust Fund Program, to comply with the State of California Department of Housing and Community Development's request to change the resolution to incorporate a list of projects to which the funds would be applied;
- 2) Affirm that the President & CEO, or designee, is authorized to commit \$5 million in matching funds on a dollar-for-dollar basis from the City of San Diego's (City) Affordable Housing Fund, as required by the Notice of Funding Availability (NOFA) and as previously approved in Resolution No. HA-1868; and
- 3) Affirm that the President & CEO, or designee, is authorized 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, as previously approved in Resolution No. HA-1868.

ACTION AGENDA:

101 HCR21-024 2021-2022 Procurement of Property Insurance Coverage

Tracey McDermott, Senior Vice President & Chief Financial Officer, presented the request for approval.

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

That the San Diego Housing Commission (Housing Commission) 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 \$659,000 plus 5 percent as a contingency reserve with effective dates of March 31, 2021, to March 31, 2022.

102 HCR21-037 Workshop & Discussion: San Diego Housing Commission Property Management and Asset Management

Emmanuel Arellano, Vice President of Asset Management, Real Estate Division, and Jennifer McKinney, Vice President of Property Management, Real Estate Division, presented an



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informational workshop about the San Diego Housing Commission Real Estate Division's Property Management and Asset Management activities.

CLOSED SESSION

The San Diego Housing Commission convened in closed session to consider the following agenda:

- I. Announcement by Counsel of the Matters to be discussed in Closed Session and the basis upon which each will be discussed, as referenced within the Brown Act.
- II. Public Testimony and Comment, if any, concerning any matter on the Closed Session Agenda.
There were no public comments.
- III. Commissioner comments, if any.
There were no Commissioner comments.
- IV. Commission will convene in closed session to consider the following agenda:
 - A. CONFERENCE WITH LEGAL COUNSEL—ANTICIPATED LITIGATION pursuant to Government Code Section 54956.9(b):

One (1) matter
The Board gave directions to counsel by a vote of 7-0.
- V. Announcement of Actions Taken in Closed Session.

Closed session items were introduced in open session at 10:02 a.m. and members of the public were given the opportunity to make public comment on the matters before the Housing Commission convened in closed session. No public comments were made.

ADJOURNMENT

Chair Benvenuto adjourned the Special Meeting at 10:52 a.m.

Respectfully submitted,

Scott Marshall

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

Approved by,

Richard C. Gentry

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