



# MINUTES

**SAN DIEGO HOUSING COMMISSION  
MINUTES OF THE SPECIAL MEETING  
JUNE 11, 2021  
VIDEO CONFERENCE PURSUANT TO  
CALIFORNIA GOVERNOR GAVIN NEWSOM'S  
EXECUTIVE ORDER N-29-20**

## **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 Special Meeting to order at 9:02 a.m.

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

Matt Casas submitted a written comment about San Diego Housing Commission employee issues, which was read into the record.

## **30 COMMISSIONER COMMENTS**

There were no Commissioner comments.

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

### **COVID-19 Housing Stability Assistance Program Update**

The COVID-19 Housing Stability Assistance Program continues to help households with low income that are affected by the pandemic. San Diego Housing Commission (Housing Commission) staff continue to review and process applications as quickly as possible, and receive new applications each day. Deputy Chief Executive Officer Jeff Davis reported that as of June 10, 2021, more than \$15 million in assistance has been provided for more than 2,500 households. The Housing Commission anticipates providing more than \$46.5 million in assistance to qualifying



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households. That is about 55 percent of the funding budgeted for assistance payments when the program began. If the State adopts program changes that the Housing Commission has advocated—such as allowing the program to pay 100 percent of past-due rent instead of 80 percent—the Housing Commission anticipates expending all of the \$83.7 million designated for assistance payments. The Housing Commission has received more than 12,700 applications to date. More than 10,600 additional applications have been started and are pending completion.

The state and federal governments have made numerous changes in program guidelines and requirements since the program’s application portal launched March 15. Some of these changes have required adjustments to the application processing procedures, including reprocessing applications and adjusting the portal that is used for reviewing and processing applications—while at the same time continuing to accept new applications without disruption.

The Housing Commission continues to collaborate with community organizations to conduct outreach about the program, including: a presentation to the San Diego Chapter of the Black American Political Association of California; an email to more than 10,000 Section 8 Housing Choice Voucher rental assistance households, informing them they can apply for help through the program; a presentation to the City Council’s COVID-19 Response and Recovery Committee; participation in a discussion about the program on Gospel on Demand—or G.O.D—radio; participation in a webinar with the Southern California Rental Housing Association to present information to landlords; collaboration with SDG&E and the San Diego and Imperial Counties Labor Council to hold an outreach and application assistance event in City Heights, at which tablet devices were used to help people apply on-site at the Labor Council’s offices at 4265 Fairmount Avenue; collaboration with California Governor Gavin Newsom’s office and community organizations for a planned event June 11 at Bayview Baptist Church that also will help people apply on-site.

### **Policy Update**

The Housing Commission closely monitors legislative activities and offers policy recommendations at the local, state and federal levels of government in addition to working with elected leaders and other stakeholders to advance policies that are consistent with this agency’s mission. Senior Director of Policy Molly Chase provided an update on Policy Department activities, including: monitoring pending city, state and federal budget proposals; participating in discussions with the Mayor’s office about a potential program to utilize more than \$54.5 million anticipated as a direct federal allocation to the City of San Diego for emergency rental assistance; recent meetings with and letters to state and federal lawmakers to request changes to the funding requirements for the COVID-19 Housing Stability Assistance Program, which are included in the budget proposals the Governor and State Legislature are considering; collaborating with Housing Commission divisions to prepare letters proactively providing recommendations about anticipated future programs in the proposed state budget; and sending letters from CEO Gentry in support of State Senate Bill 743 to address the “digital divide” by funding broadband adoption through programs for residents in publicly supported housing communities and SB 9, which would provide an opportunity for a significant reduction in both time and cost to homeowners seeking to create a duplex or subdivide an existing lot.



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**Emergency Housing Vouchers to Address Homelessness**

The Housing Commission has been awarded 480 federal Emergency Housing Vouchers to address homelessness. These are among 70,000 vouchers the U.S. Department of Housing and Urban Development awarded to public housing authorities across the country. The vouchers will assist San Diegans who are experiencing homelessness; are at risk of experiencing homelessness; are fleeing or attempting to flee domestic violence, dating violence, sexual assault, stalking, or human trafficking; or who recently experienced homelessness and rental assistance will help prevent homelessness or housing instability.

**Housing Commission Finance Award**

For the 13th year in a row, the Housing Commission’s Financial Services Department has achieved the highest level of recognition from the Government Finance Officers Association of the United States and Canada. The Certificate of Achievement for Excellence in Financial Reporting was awarded for our Comprehensive Annual Financial Report for Fiscal Year 2020 (July 1, 2019 - June 30, 2020). The award recognizes the Housing Commission for “demonstrating a constructive ‘spirit of full disclosure’ to clearly communicate its financial story and motivate potential users and user groups to read the report.”

**50      APPROVAL OF THE MINUTES**

The minutes of the Special Housing Commission meeting of May 6, 2021, were approved on a motion by Commissioner Davis, seconded by Commissioner Akers, and passed by a vote of 6-0, with Commissioner Mitchell not voting.

**CONSENT AGENDA:**

Motion by Commissioner Hubbard to approve Item 100 on consent. Seconded by Commissioner Akers and passed by a vote of 6-0, with Commissioner Mitchell not voting.

**100      HCR21-063    2021-2022 Procurement of General Liability Insurance Coverage**

That the San Diego Housing Commission (Housing Commission) approve the procurement and binding of general liability insurance coverage from Housing Authority Risk Retention Group, Inc., (HARRG) in an amount not to exceed \$284,985 with effective dates of July 1, 2021, to July 1, 2022.

**ACTION AGENDA:**

**101      HCR21-047    Approval of Contract Renewal between San Diego Housing Commission (Housing Commission) and Mental Health Systems (MHS) to Operate the City of San Diego’s Transitional Storage Center, Currently Known as the Storage Connect Center I, at 116 South 20th Street, San Diego, California 92113 and Approval of the Contract Renewal to operate the City of San Diego’s Transitional Storage Center, currently known as the**



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**Storage Connect Center II, at Lea Street Terminus, San Diego, California 92105**

Casey Snell, Director, Housing First Administration, and Jessica Adamo, Housing Programs Manager, Homeless Housing Innovations Division, presented the request for approval.

James Justus and Michael Lee spoke in favor.

Richard Diaz, Father Martin Silva, Aleta Chavez and Connie Zuniga spoke in opposition.

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

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

- 1) Approve the execution of a six-month Non-Competitive agreement under Procurement Policy 9.4, with Mental Health Systems (MHS), contingent on necessary City of San Diego (City) approvals, if any, to operate the Transitional Storage Center, currently known as the Storage Connect Center I, located at 116 South 20<sup>th</sup> Street, San Diego, California 92113, for a term of July 1, 2021, through December 31, 2021, with a budget of \$624,971, on terms and conditions as set forth in the Agreement, as it may be amended upon advice of the Housing Commission's General Counsel;
- 2) Approve the execution of a six-month Non-Competitive agreement under Procurement Policy 9.4, with MHS, contingent on necessary City approvals, if any, to operate the Transitional Storage Center, currently known as the Storage Connect Center II, located at Lea Street Terminus, San Diego, California 92105, for a term of July 1, 2021, through December 31, 2021, with a budget of \$360,332, on terms and conditions as set forth in the Agreement, as it may be amended upon advice of the Housing Commission's General Counsel;
- 3) Authorize the Housing Commission's President & CEO, or designee, to take such actions as are reasonably necessary to implement the approvals referenced in this report; and
- 4) 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 amounts for the proposed agreements, if necessary, without further action by the Housing Commission Board of Commissioners (Board), but only if and to the extent that funds are determined to be available for such purposes.

**102    HCR21-064    Contract Renewal and Expansion of the Homelessness Program for Engaged Educational Resources**

Lisa Jones, Executive Vice President, Strategic Initiatives, presented the request for approval.



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

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

- 1) Authorize the Housing Commission to exercise the second option to renew a one-year contract with the San Diego Community College District (SDCCD) in the amount of \$437,553 to operate the Homelessness Program for Engaged Educational Resources (PEER) Program for the term of July 1, 2021, to June 30, 2022, funded by Housing Commission local funds and American Rescue Plan Act (ARPA) funds, contingent on funding being allocated for this purpose in the City of San Diego's Fiscal Year 2022 budgeting process;
- 2) Authorize the President & CEO, or designee, to execute all documents and instruments that are necessary and/or appropriate to implement these approvals, on terms and conditions approved by the President & CEO, or designee, upon the advice of and in a form approved by General Counsel, and to take such actions necessary and/or appropriate to implement these approvals in accordance and compliance with all applicable laws, rules and regulations; and
- 3) Authorize the President & CEO, or designee, to increase the amount of funding for the operator agreement by no more than 20 percent of the approved budget and to substitute funding sources for the proposed agreement, if necessary, without further action by the Housing Commission Board, but only if and to the extent that funds are determined to be available for such purposes. The execution of the expansion component of the contract (the additional \$250,000 in ARPA funds) will be contingent on the execution of a Memorandum of Understanding (MOU) between the Housing Commission and the City of San Diego for Administration of ARPA funds as deemed appropriate by the City of San Diego and approved through the City of San Diego's Fiscal Year 2022 budget process.

**103    HCR21-052    Approval of the Contract between the San Diego Housing Commission and Alpha Project for the Homeless to operate the City of San Diego's Interim Housing Program for Families with Children**

Lisa Jones, Executive Vice President, Strategic Initiatives, and Casey Snell, Director, Housing First Administration, Homeless Housing Innovations Division, presented the request for approval.

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



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

- 1) Approve a six-month sole--source agreement with Alpha Project for the Homeless (Alpha Project) to operate the City of San Diego's Interim Housing Program for Families with Children (Program), currently located at 1788 Palm Ave., San Diego, CA 92154, on terms and conditions as set forth in the agreement (Agreement), as it may be amended upon advice of the Housing Commission's General Counsel;
- 2) Authorize the execution of an agreement with Alpha Project in the amount of \$468,244 for a six-month operating period to provide interim housing services to families experiencing homelessness with minor children, consisting of the following funding sources: \$95,932 of Community Development Block Grant (CDBG) funds allocated by the City of San Diego for the funding of social services in Fiscal Year 2022; \$152,812 of Emergency Solutions Grant (ESG) funds available for the funding of social services; and \$219,500 from the City of San Diego Affordable Housing Fund (AHF), allocated by the Housing Commission contingent upon the appropriation of said funds by the City of San Diego;
- 3) Authorize the President & Chief Executive Officer (President & CEO), or designee, to execute all necessary 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; and
- 4) Authorize the 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, but only if and to the extent that funds are determined to be available for such purposes.

**104    HCR21-065    Approval of a Contract between the San Diego Housing Commission and Urban Street Angels to operate the City of San Diego's Interim Shelter Program for Transitional Age Youth**

Lisa Jones, Executive Vice President, Strategic Initiatives, and Casey Snell, Director, Housing First Administration, Homeless Housing Innovations Division, presented the request for approval.

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

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

- 1) Approve the execution of a 12-month, Non-Competitive agreement under Procurement Policy 9.4 with Urban Street Angels (USA) to operate the City of San Diego's Interim Shelter for Transition-Age Youth at 1404 5th Ave., San Diego, CA 92101, for a term of



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July 1, 2021, through June 30, 2022, with a budget of \$449,018 in Homeless Housing, Assistance, and Prevention (HHAP) Program funding, contingent upon the appropriation of said funds by the City of San Diego in the City's Fiscal Year 2022 budgeting process, on terms and conditions as set forth in the agreement (Agreement), as it may be amended upon advice of the Housing Commission's General Counsel;

- 2) Authorize the President & 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;
- 3) Authorize the 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.

### **105    HCR21-069    Loan Recommendation for The Iris at San Ysidro Apartments**

Colin Miller, Vice President, Multifamily Housing Finance, Real Estate Division, presented the request for approval.

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

That the San Diego Housing Commission (Housing Commission) Board of Commissioners (Board) take the following actions as described in this report:

- 1) Approve a proposed residual receipts loan in an amount not to exceed \$2,300,000 to Iris San Ysidro L.P., a California limited partnership, to facilitate the acquisition and new construction of Iris at San Ysidro Apartments (Iris), a transit-oriented development to be located at 1663 Dairy Mart Road, San Ysidro, CA 92173, which will consist of 99 units that will remain affordable for 55 years for households with income up to 60 percent of San Diego's Area Median Income (AMI), of which 15 units will be permanent supportive housing for families experiencing homelessness, 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 General Counsel's approval.

- 2) Authorize the President and Chief Executive Officer (President & CEO), or 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



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- 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 \$2,300,000 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.

**106    HCR21-058    Workshop & Discussion: San Diego Housing Commission Fiscal Year 2022 – 2024 Strategic Plan**

Lisa Jones, Executive Vice President, Strategic Initiatives, San Diego Housing Commission, and Teresa Siles, President, Nuffer, Smith, Tucker, presented an informational workshop about the proposed San Diego Housing Commission Fiscal Year 2022 – 2024 Strategic Plan.

**CLOSED SESSION**

There was no closed session.

**ADJOURNMENT**

Chair Benvenuto adjourned the Special Meeting at 11:22 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