



MINUTES

**SAN DIEGO HOUSING COMMISSION
MINUTES OF THE SPECIAL MEETING
JANUARY 7, 2022
VIDEO CONFERENCE PURSUANT TO
CALIFORNIA GOVERNMENT CODE SECTION 54953(e)**

ATTENDANCE

Present:

Chair Stefanie Benvenuto
Vice Chair Ryan Clumpner
Commissioner Johanna Hester
Commissioner Eugene “Mitch” Mitchell
Commissioner Melinda K. Vásquez
Deputy Chief Executive Officer Jeff Davis
General Counsel Charles Christensen

Absent:

Commissioner Kellee Hubbard
President & CEO Richard C. Gentry

10 CALL TO ORDER

Chair Benvenuto called the Special Meeting to order at 9:01 a.m.

20 NON-AGENDA PUBLIC COMMENT

Austin Gallaher submitted a written comment about dogs at homelessness shelters, which was read into the record.

30 COMMISSIONER COMMENTS

There were no Commissioner comments.

Commissioner Mitchell joined the meeting.

40 REPORT BY PRESIDENT & CHIEF EXECUTIVE OFFICER

Deputy Chief Executive Officer Jeff Davis informed the Board of Commissioners that President & Chief Executive Officer Richard C. Gentry’s surgery on January 3, 2022, went very well. He appreciates the get-well wishes as he goes through his surgical recovery process.



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Mr. Davis further informed the Board of Commissioners that, in the interest of time because the Vice Chair needs to leave the meeting at 10 a.m., Mr. Davis would be sending an email to Commissioners to provide written updates about:

- New Veterans Affairs Supportive Housing (VASH) vouchers awarded to the Housing Commission;
- The opening last month of a new harm reduction homelessness shelter;
- The latest data regarding the COVID-19 Housing Stability Assistance Program;
- The launch of the Eviction Prevention Program; and
- Items in the City of San Diego’s recent Land Development Code update that the Housing Commission advocated.

50 APPROVAL OF THE MINUTES

The minutes of the Special Housing Commission meeting of November 12, 2021, were approved on a motion by Vice Chair Clumpner, seconded by Commissioner Mitchell, and passed by a vote of 4-0, with Commissioner Vásquez not voting because she was not a member of the Board of Commissioners at the November 12, 2021, meeting.

DISCUSSION AGENDA:

100 HCR22-009 Amendment to San Diego Housing Commission’s Agreement for Hotline Services for the COVID-19 Housing Stability Assistance Program with INFO LINE SAN DIEGO dba 2-1-1 San Diego, RAD-22-05

Azucena Valladolid, Executive Vice President, Rental Assistance and Workforce Development, presented the request for approval.

Motion by Commissioner Mitchell to take the following staff-recommended actions. Approved as amended for staff-recommended action No. 3 to state, "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, provided that a copy of the contract, signed as to form by General Counsel, is submitted to each Commissioner in advance of approval for the designee to sign." Seconded by Commissioner Vásquez and passed by a vote of 5-0.

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

- 1) Approve an increase to the maximum compensation for the current term of the Agreement for Hotline Services with INFO LINE SAN DIEGO, dba 2-1-1 San Diego (2-1-1) in the amount of \$690,000 for a maximum compensation amount of \$940,000 as identified in the Agreement, to provide compensation to respond to the increased daily calls, minimize wait times, support in-person outreach events and provide assistance with local court inquiries as needed for the administration of the COVID-19 Housing Stability Assistance Program in response to the ongoing COVID-19 pandemic;



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- 2) Authorize the President & Chief Executive Officer (President & CEO), or designee, to substitute the funding sources with other available funding sources provided the total program/project budget amount after substitution does not exceed the approved total budget, and to increase compensation by not more than 20 percent of the total agreement amount, if necessary, should the operational need arise, without further action by the Housing Commission Board; and
- 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.

101 HCR22-008 Proposed Revisions to the First-Time Homebuyer Program

Sujata Raman, Vice President of Single-Family Housing Finance, Real Estate Division, presented the request for approval.

Motion by Commissioner Mitchell to take the following staff-recommended actions. Seconded by Commissioner Hester and passed by a vote of 5-0.

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

- 1) Approve a modification to the City of San Diego First-Time Homebuyer Program's Deferred Loan Program to provide a deferred-payment, second trust deed loan of 17 percent to 22 percent of the purchase price based on the applicant's verified need, with the interest rate set at 3 percent.
- 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.

Vice Chair Clumpner left the meeting.

102 HCR22-012 Tax Equity and Fiscal Responsibility Act (TEFRA) Hearing and Revision to the Bond Financing Team for The Junipers Apartments

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

Motion by Commissioner Mitchell to take the following staff-recommended actions. Seconded by Commissioner Hester and passed by a vote of 4-0.

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



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- 1) Hold a Tax Equity and Fiscal Responsibility Act (TEFRA) public hearing approving the Housing Authority's issuance of tax-exempt Multifamily Housing Revenue Bonds in an amount up to \$19,500,000 to Junipers CIC, L.P. to fund the development of The Junipers Apartments, a new three-story affordable senior housing development to be located at the northwest corner of Interstate 15 and Carmel Mountain Road in the Rancho Peñasquitos neighborhood, which will consist of 80 units affordable for 55 years for seniors earning 50 percent to 60 percent of the San Diego Area Median Income (AMI) and one unrestricted manager's unit; and
- 2) Approve the revised Bond Financing team of Quint & Thimmig L.L.P. as Bond Counsel and CSG Advisors as Financial Advisor.

103 HCR22-013 Approval of a San Diego Housing Commission Administrative Regulation Regarding Retention of Real Estate Brokers and Operating Procedures for Brokers

Emily S. Jacobs, Executive Vice President, Real Estate Division, presented the request for approval.

This item was returned to staff.

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

- 1) Approve the proposed Housing Commission Administrative Regulation regarding Retention of Real Estate Brokers and Operating Procedures for Brokers (Attachment 1);
- 2) Authorize the Housing Commission's 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; and
- 3) Approve a resolution (Attachment 3) to forward the proposed Administrative Regulation regarding Retention of Real Estate Brokers and Operating Procedures for Brokers to the Housing Authority for consideration pursuant to San Diego Municipal Code 98.0301(e)(2)(A).

104 HCR22-004 Workshop & Discussion: Fiscal Year 2023 Moving to Work Annual Plan

Suket Dayal, Executive Vice President, Business Administration, and Mariangela Patruno, Moving to Work Program Administrator, presented an informational workshop on the Fiscal Year 2023 Moving to Work (MTW) Annual Plan. No action was taken on this item.



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105 HCR22-007 Workshop & Discussion: San Diego Housing Commission Achievement Academy

Azucena Valladolid, Executive Vice President, Rental Assistance and Workforce Development, and Stephanie Murphy, Vice President of Workforce Development, Rental Assistance Division, presented an informational workshop to provide an overview of the San Diego Housing Commission (Housing Commission) Achievement Academy’s programs and services provided to federal Section 8 Housing Choice Voucher rental assistance participants, public housing residents and participants in certain Housing Commission homelessness programs, along with program outcomes. No action was taken on this item.

ADJOURNMENT

Chair Benvenuto adjourned the Special Meeting at 11:27 a.m.

Respectfully submitted,

Scott Marshall

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

Approved by,

Jeff Davis

Jeff Davis
Deputy Chief Executive Officer
San Diego Housing Commission