



SAN DIEGO
HOUSING
COMMISSION

MINUTES

**SAN DIEGO HOUSING COMMISSION
MINUTES OF THE SPECIAL MEETING
MARCH 4, 2022
VIDEO CONFERENCE PURSUANT TO
CALIFORNIA GOVERNMENT CODE SECTION 54953(e)**

ATTENDANCE

Present:

Chair Stefanie Benvenuto
Vice Chair Ryan Clumpner
Commissioner Johanna Hester
Commissioner Kellee Hubbard
General Counsel Charles Christensen
President & CEO Richard C. Gentry

Not present:

Commissioner Eugene “Mitch” Mitchell
Commissioner Melinda K. Vásquez

10 CALL TO ORDER

Chair Benvenuto called the Special Meeting to order at 9:05 a.m.

20 NON-AGENDA PUBLIC COMMENT

Jeremy Pieroth submitted a public comment about the San Diego Municipal Code, which was read into the record.

30 COMMISSIONER COMMENTS

Chair Benvenuto expressed her appreciation for President & CEO Gentry, credited him for taking on the complexities of many issues affecting housing, and wished him well.

Commissioner Hester expressed her gratitude for Mr. Gentry, the knowledge he has shared, and his compelling and valued leadership.

Vice Chair Ryan Clumpner expressed his appreciation for all he has learned from Mr. Gentry, as well as Mr. Gentry’s advocacy for staff, who reflect Mr. Gentry’s legacy at the Housing Commission.

Commissioner Kellee Hubbard recognized Mr. Gentry as a great leader locally and nationwide, as well as a mentor to her, and that he will be missed.



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40 REPORT BY PRESIDENT & CHIEF EXECUTIVE OFFICER

Thank You

CEO Gentry thanked Commissioners for their comments and said the San Diego Housing Commission (Housing Commission) has become one of the best public housing authorities in the nation. Mr. Gentry is proud of what the Housing Commission has accomplished in the past 14 years.

COVID-19 Housing Stability Assistance Program Update

In less than a year, the COVID-19 Housing Stability Assistance Program has disbursed more than \$178 million to help pay rent and utilities for more than 16,000 households with low income. The Housing Commission has provided these funds to struggling households more quickly than most jurisdictions across the country. The Housing Commission continues to work with Mayor Todd Gloria's office to obtain additional funding to be able to support more families through this program. On March 1, 2022, the City Council approved the Housing Commission Board's recommendation to authorize the expenditure of an additional \$8.3 million for this program. These are federal funds reallocated to San Diego from other jurisdictions across the country because of how well the Housing Commission has done getting the money to the people who need it. All of the funds available for this program, including the \$8.3 million approved this week, are obligated to households with low income whose applications are pending review, confirmation and verification of their eligibility and documentation. The total obligations currently exceed the funding for the program.

Housing Commission staff met in January with state lawmakers regarding the need for additional funding for this program. A new state law enacted in early February enables the state to provide cash flow loans that would support this program and similar programs statewide. The Housing Commission is working with the Mayor's office, the Housing Commission's General Counsel, and the state's Department of Housing and Community Development to obtain details about this state funding option. The Housing Commission anticipates that with these state cash flow loans, the program would be able to provide assistance to additional qualifying households that submit their applications no later than March 31, 2022. The state cash flow loans would be repaid with additional federal funds that may be awarded for this program. However, if the federal government does not award sufficient additional funding to repay the loan, the state would forgive the balance of the cash flow loan.

Grand Opening of Saint Teresa of Calcutta Villa

The Saint Teresa of Calcutta Villa development in East Village celebrated its grand opening on February 10, 2022. President & CEO Gentry joined California State Treasurer Fiona Ma, San Diego Mayor Todd Gloria, County Board of Supervisors Chair Nathan Fletcher, Father Joe's Villages President & CEO Deacon Jim Vargas, and Chelsea Investment Corporation President Cheri Hoffman as speakers at the grand opening. City Council President Sean Elo-Rivera and Councilmember Joe LaCava also attended. The Housing Commission supported this development through its homelessness action plan, HOUSING FIRST – SAN DIEGO. This development provides 403 affordable rental housing units. Of these units, 270 are set aside for households that experienced homelessness. The Housing Commission awarded 270 rental housing vouchers to help residents of these units pay their rent. In addition, the Housing Commission awarded a loan of \$11.5 million to support this



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development and authorized the issuance of approximately \$115 million in Multifamily Housing Revenue Bonds for this development.

ShoreLINE Groundbreaking

On February 14, 2022, a Housing Commission collaboration celebrated the groundbreaking for the new construction of 124 affordable apartments near the Grantville Trolley Station. Speakers at the ShoreLINE groundbreaking included California Lieutenant Governor Eleni Kounalakis, Mayor Todd Gloria, County Board of Supervisors Chair Nathan Fletcher, who also Chairs the Metropolitan Transit System Board, City Councilmember Raul Campillo, Housing Commission Executive Vice President of Real Estate Emily Jacobs, and Affirmed Housing President & CEO Jim Silverwood. This development will provide affordable rental housing on property the Metropolitan Transit System owns near the Grantville Trolley Station. The Housing Commission awarded 25 rental housing vouchers to this transit-oriented development to help pay rent for San Diegans with income up to 30 percent of San Diego's Area Median Income. The Housing Commission also authorized the issuance of more than \$31 million in tax-exempt Multifamily Housing Revenue Bonds and \$27 million in taxable bonds to support this development.

50 APPROVAL OF THE MINUTES

The minutes of the Special Housing Commission meeting of February 4, 2022, were approved on a motion by Commissioner Hester, seconded by Vice Chair Clumpner, and passed by a vote of 4-0.

CONSENT AGENDA

Motion by Commissioner Hubbard to approve Items 100 and 101 on consent. Seconded by Commissioner Hester and passed by a vote of 4-0.

100 HCR22-016 2022-2023 Procurement of Property Insurance Coverage

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 \$927,000 plus 5 percent as a contingency reserve with effective dates of March 31, 2022, to March 31, 2023.

101 HCR22-054 Amendment to Agreement with Insight Public Sector Inc. for Microsoft Enterprise Licensing

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

- 1) Authorize the third amendment to the Housing Commission's agreement with Insight Public Sector Inc. for the Microsoft Enterprise License Agreement to increase the maximum allowable compensation in the amount of \$310,562.62 for a maximum total compensation amount of



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\$846,930.71 due to the increase in licenses obtained for Housing Commission operations, such as additional staff hired for the COVID-19 Housing Stability Assistance Program as accommodating ongoing remote work for Housing Commission employees.

- 2) Authorize the President & Chief Executive Officer (President & CEO), or designee, to substitute the funding sources with other available funding sources so long as 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.
- 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, provided that a copy of the documents, signed as to form by General Counsel, are submitted to each Housing Commissioner in advance of approval for the designee to sign..

DISCUSSION AGENDA

102 HCR22-035 Approval of the Contract between the San Diego Housing Commission and Catholic Charities Diocese of San Diego to Operate the City of San Diego Women's Interim Housing Program

Lisa Jones, Executive Vice President of Strategic Initiatives, and Casey Snell, Director of Housing First Administration, Homeless Housing Innovations Division, 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 4-0.

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

- 1) Authorize the Housing Commission to enter into an agreement with Catholic Charities Diocese of San Diego (CCDSD) in the amount of \$339,701 for an initial term of April 13, 2022, through June 30, 2022, with three one-year options for renewal, contingent on funding being made available for that purpose through the City of San Diego's Fiscal Year 2023 budgeting process, to provide interim shelter and supportive services at the City of San Diego Women's Interim Shelter Program at 825 7th Ave., San Diego, 92101, for women experiencing homelessness. Funding will consist of \$339,701 in American Rescue Plan Act (ARPA)/City General Funds for the initial operating term, which includes \$11,414 for Housing Commission administration.
- 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, provided that a copy of



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the documents, signed as to form by General Counsel, are submitted to each Housing Commissioner in advance of approval for the designee to sign.

- 3) 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 amount for the proposed agreement, if necessary, without further action by the Housing Commission Board or the Housing Authority, but only if and to the extent that funds are determined to be available for such purposes.

103 HCR22-033 Amendment to the San Diego Housing Commission's Agreement for Property Management Services with Hyder Property Management Professionals for Valley Vista Apartments

Emmanuel Arellano, Vice President of Asset Management, Real Estate Division, presented the request for approval.

Joseph Brown spoke in opposition.

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

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

- 1) Authorize an amendment to the Housing Commission's agreement with Hyder Property Management Professionals (Hyder) to provide property management services at Valley Vista Apartments, 1865 Hotel Circle South, San Diego, California 92108, by extending the term of the agreement for a nine-month period of April 1, 2022, through December 31, 2022, and increasing the maximum compensation for the amended term of the agreement in the amount of \$554,100 for a maximum total amount of \$804,100 with a one-year renewal option to be exercised at the Housing Commission's sole discretion.
- 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 10 percent of the total agreement amount, if necessary, should the operational need arise, without further action by the Housing Commission Board and Housing Authority.
- 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, provided that a copy of the documents, signed as to form by General Counsel, are submitted to each Housing Commissioner in advance of approval for the designee to sign.



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104 HCR22-034 Amendment to the San Diego Housing Commission’s Agreement for Property Management Services with Hyder Property Management Professionals for Kearny Vista Apartments

Emmanuel Arellano, Vice President of Asset Management, Real Estate Division, presented the request for approval.

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

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

- 1) Authorize an amendment to the Housing Commission’s agreement with Hyder Property Management Professionals (Hyder) to provide property management services at Kearny Vista Apartments, 5400 Kearny Mesa Road, San Diego, California 92111, by extending the term of the agreement for a nine-month period of April 1, 2022, through December 31, 2022, and increasing the maximum compensation for the amended term of the agreement in the amount of \$519,804 for a maximum total amount of \$769,804 with a one-year renewal option to be exercised at the Housing Commission’s sole discretion.
- 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 10 percent of the total agreement amount, if necessary, should the operational need arise, without further action by the Housing Commission Board and Housing Authority.
- 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, provided that a copy of the documents, signed as to form by General Counsel, are submitted to each Housing Commissioner in advance of approval for the designee to sign.

105 HCR22-056 Workshop & Discussion: HOUSING FIRST – SAN DIEGO, the San Diego Housing Commission’s Homelessness Action Plan

Lisa Jones, Executive Vice President of Strategic Initiatives, Azucena Valladolid, Executive Vice President of Rental Assistance and Workforce Development, and Deanna Villanueva, Vice President of Housing First Programs, Homeless Housing Innovations Division, presented an informational workshop to provide an overview of HOUSING FIRST – SAN DIEGO, the San Diego Housing Commission’s homelessness action plan, which has created approximately 10,000 housing solutions in seven years for San Diegans experiencing homelessness or at risk of homelessness.



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ADJOURNMENT

Chair Benvenuto adjourned the Special Meeting at 10:40 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