



# MINUTES

**SAN DIEGO HOUSING COMMISSION  
MINUTES OF THE SPECIAL MEETING  
JULY 8, 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  
Interim President & CEO Jeff Davis  
General Counsel Charles Christensen

Not present: Commissioner Kellee Hubbard

## **10 CALL TO ORDER**

Chair Benvenuto called the Special Meeting to order at 9:01 a.m. Chair Benvenuto recessed the meeting to convene in Closed Session at 9:06 a.m.

## **CLOSED SESSION**

The San Diego Housing Commission convened in closed session on July 8, 2022, at 9:06 a.m. with 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 convened in closed session to consider the following agenda:



Special Meeting Minutes of July 8, 2022

A. CONFERENCE WITH REAL PROPERTY NEGOTIATIONS (§ 54956.8)

Property: Ramada Hotel (Sports Arena), 3737-3747 Midway Drive, San Diego, CA 92110; APN 441-250-22-00

Agency Negotiation: Jeff Davis, Emily Jacobs, Buddy Bohrer, Charles B. Christensen; Walter Spath III

Negotiating Parties: Anjali Enterprises, LLC, a California limited liability company (Seller)

Under Negotiation: Instructions to Real Estate Negotiators will concern price and terms of payment.

V. Announcement of Actions Taken in Closed Session.

No action was taken.

Chair Benvenuto adjourned the Special Closed Session Meeting and reconvened the Open Session at 9:15 a.m.

**20 NON-AGENDA PUBLIC COMMENT**

There were no public comments.

**30 COMMISSIONER COMMENTS**

There were no Commissioner comments.

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

**Ruby Awards**

The prestigious local Ruby Awards from the San Diego Housing Federation were presented on June 16, 2022.

- San Diego Housing Commission (Housing Commission) Executive Vice President of Rental Assistance and Workforce Development Azucena Valladolid received the John Craven Public Service Memorial Award. She was recognized for her leadership of initiatives to enhance the process of leasing permanent rental housing units with supportive services for people experiencing homelessness.
- Former Housing Commission President and Chief Executive Officer Richard C. Gentry received a Special Recognition Award for his 50 years working in the affordable housing sector.
- The Housing Commission was among public housing authorities in the San Diego region that received an award for Innovations in Response to COVID-19. This award recognized actions taken to utilize Emergency Housing Vouchers. The Housing Commission received 480 of these



## Special Meeting Minutes of July 8, 2022

vouchers. As of June 30, 2022, 94 percent of these vouchers had been awarded to families who had leased a rental home or were in the process of searching for a home with their voucher.

- The Saint Teresa of Calcutta Villa development in East Village was recognized as the Project of the Year for New Construction with more than 100 units. This development consists of 403 affordable rental housing units, of which 270 are for people who experienced homelessness. The Housing Commission awarded 270 rental housing vouchers to this development to help those residents pay their rent. The Housing Commission also awarded a loan and authorized Multifamily Housing Revenue Bonds to support this development. Father Joe's Villages and Chelsea Investment Corporation developed this property.
- The Keeler Court apartments development in Southcrest was recognized as the Project of the Year for New Construction with less than 100 units. This development by Community Housing Works consists of 70 affordable rental apartments for veterans who experienced homelessness and families and seniors with low income. The Housing Commission collaborated on this development, which celebrated its grand opening on June 29, 2022.

### **Grand Opening of Keeler Court**

The grand opening of the Keeler Court apartments development celebrated the completion of 70 new affordable apartments for veterans who experienced homelessness and families and seniors with low income. The Housing Commission awarded seven Veterans Affairs Supportive Housing (VASH) vouchers to Keeler Court to help pay rent for veterans who experienced homelessness. These vouchers are among more than 10,600 housing solutions that the Housing Commission's homelessness action plan, HOUSING FIRST – SAN DIEGO, has created for San Diegans experiencing homelessness or at risk of homelessness. The Housing Commission also authorized the issuance of \$24.7 million in Multifamily Housing Revenue Bonds for this development, which the Housing Authority of the City of San Diego approved. Housing Commission Vice President of Multifamily Housing Finance Jennifer Kreutter joined San Diego Mayor Todd Gloria, City Council President Sean Elo-Rivera, Community Housing Works, and development partners for the event.

### **Gold Nugget Awards**

The Pacific Coast Builders Conference recently presented its Gold Nugget Awards at the organizations' 59th annual awards ceremony. Ivy Senior Apartments in Clairemont received an award for the best affordable housing community with 30 to 60 dwelling units per acre. This development provides 52 affordable studios for seniors age 55 and older who experienced homelessness. The Housing Commission awarded 52 rental housing vouchers to help the residents pay their rent and a \$3.5 million loan to support this development. Wakeland Housing and Development Corporation was the developer of Ivy Senior Apartments. The Keeler Court apartments development received an Award of Merit in the same category. The Gold Nugget Awards are billed as the "oldest and most prestigious design awards in the nation." They are presented to recognize top innovators in design, planning and development.

### **CEO Search Committee**

A working group has been formed to lead efforts to select the Housing Commission's next President and CEO. City Council President Sean Elo-Rivera announced this group in a memo last week. Jeff Davis will continue to serve as the Housing Commission's Interim President & CEO until a permanent President & CEO is hired. Mr. Davis has informed the offices of Mayor Todd Gloria and



## Special Meeting Minutes of July 8, 2022

City Councilmembers, and the Housing Commission Board of Commissioners that he will not be a candidate for the permanent position. The ad hoc working group includes Vice Chair Clumpner and Commissioner Hester, as well as former Commissioner Roberta Spoon, who previously served seven years on the Board, including six years as Vice Chair, until May 2017. Additional members of the working group include City Councilmembers Joe LaCava and Chris Cate and Community Housing Works' former President & CEO Sue Reynolds. The timeline for the ad hoc working group's efforts has not been specified. The San Diego City Council, in its role as the Housing Authority of the City of San Diego, will interview finalists and select the Housing Commission's next President & CEO.

### **50 APPROVAL OF THE MINUTES**

The minutes of the Special Meeting of the Housing Commission on June 10, 2022, were approved on a motion by Commissioner Mitchell seconded by Vice Chair Clumpner and passed by a vote of 5-0.

### **DISCUSSION AGENDA**

#### **100 HCR22-087 Election of Officers**

Motion by Chair Benvenuto to appoint Commissioner Mitchell as Chair of the Housing Commission Board of Commissioners and Vice Chair Clumpner to continue as Vice Chair. Seconded by Vice Chair Clumpner and passed by a vote of 4-0, with Commissioner Hester not present.

That the San Diego Housing Commission (Housing Commission) Board of Commissioners (Board) elect officers, Chair and Vice Chair, for such terms as the Housing Commission Board may establish.

#### **101 HCR22-095 Contract with Yardi Systems Inc., for an Enterprise Resources Planning (ERP) System**

Suket Dayal, Executive Vice President, Business Administration, presented the request for approval.

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

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

- 1) Authorize the award a one-year contract, with four one-year options to renew, to Yardi Systems, Inc. (Yardi) for an Enterprise Resource Planning (ERP) system for a total amount not to exceed \$596,000 for the initial term and \$645,000 for each option year.
- 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



## Special Meeting Minutes of July 8, 2022

compensation by no 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, is submitted to each Housing Commissioner.

### **102 HCR22-092 Additional Funding for Rapid Rehousing Programs**

Casey Snell, Director of Housing First Administration, and Melissa Kolts, Senior Homeless Programs Analyst, Homeless Housing Innovations Division, presented the request for approval.

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

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

- 1) Authorize the Housing Commission to increase the maximum compensation with People Assisting the Homeless (PATH) in the amount of \$235,820—for a total maximum compensation of \$582,487—to operate a rapid rehousing program for the term of July 1, 2022, through June 30, 2023, funded by the City of San Diego Affordable Housing Fund (AHF) and Homeless Housing, Assistance, and Prevention (HHAP) funding, contingent on the continuance or extension of any related Memorandum of Understanding (MOU) with the City of San Diego.
- 2) Authorize the Housing Commission to increase the maximum compensation with Home Start Inc. (Home Start) in the amount of \$186,690—for a total maximum compensation of \$461,134—to operate a rapid rehousing program for the term of July 1, 2022, to June 30, 2023, funded by the AHF and HHAP funding, contingent the continuance or extension of any related MOU with the City of San Diego.
- 3) Authorize the Housing Commission to increase the maximum compensation with The Salvation Army in the amount of \$196,517—for a total of \$485,406—to operate a rapid rehousing program for the term of July 1, 2022, to June 30, 2023, funded by the AHF and HHAP funding, contingent on the continuance or extension of any related MOU with the City of San Diego.
- 4) Authorize the President & CEO, or designee, to execute all necessary 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, provided that a copy of the documents, signed as to form by General Counsel, are submitted to each Housing Commissioner.



Special Meeting Minutes of July 8, 2022

- 5) Authorize the Interim President & CEO, or designee, to increase the amount of funding per operator agreement by no more than 20 percent of the approved budget and to substitute funding sources for each of the proposed agreements, 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.

**103 HCR22-097 Ratification of the Contract for Security Services with Universal Protections Services, LP**

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

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

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

- 1) Ratify and approve the retroactive award of a one-year contract to Universal Protection Service, LP, doing business as Allied Universal Security Services, in the amount of \$437,796 to provide security services at the Housing Commission's corporate office building at 1122 Broadway, San Diego 92101, with four one-year options to renew based on the Housing Commission's needs. The cost for each renewal option is fixed by the contract.
- 2) Authorize the President and Chief Executive Officer (President & CEO), or designee, to substitute the identified contract funding sources with other available funding sources so as long as the total activity budget amount after substitution does not exceed the total approved budget, should the operational need arise or should actions be to the benefit of the Housing Commission and its mission.
- 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 to 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, is submitted to each Housing Commissioner.

**104 HCR22-096 Ramada Inn – Purchase and Sale Agreement**

Emily S. Jacobs, Executive Vice President, Real Estate Division, and Buddy Bohrer, Vice President, Real Estate Finance and Acquisitions, Real Estate Division, presented the request for approval.

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



Special Meeting Minutes of July 8, 2022

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

- 1) Authorize the Housing Commission's President and Chief Executive Officer (President & CEO), or designee, to execute a Purchase and Sale Agreement (PSA) by and between the Housing Commission and Anjali Enterprises, LLC (Seller), with a purchase price not to exceed \$11,623,000 for the property located at 3737-3747 Midway Dr., San Diego, CA 92110.
- 2) Authorize an Earnest Money Deposit not to exceed \$100,000 as detailed in the staff report.
- 3) Authorize the commencement of Due Diligence and a Due Diligence budget not to exceed \$250,000 as set forth in the staff report.
- 4) Authorize the Housing Commission's President & CEO, or designee, to substitute approved funding sources with any other available funds as deemed appropriate, contingent upon budget availability.
- 5) Authorize the Housing Commission's 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 to take such actions as are necessary and/or appropriate to implement these approvals upon the advice of General Counsel, provided that a copy of the documents, signed as to form by General Counsel, is submitted to each Housing Commissioner.

**105 HCR22-073 Workshop & Discussion: San Diego Housing Commission Strategic Plan**

Jeff Davis, Interim President & CEO; Lisa Jones, Executive Vice President, Strategic Initiatives; and Jon Rios, Director of Integrated Strategies, presented an informational presentation about the Housing Commission's Strategic Plan for Fiscal Year (FY) 2022 – 2024, which provides the vision, mission, purpose, core values and strategic priorities for the agency. This Strategic Plan builds upon the agency's previous Strategic Plans.

**ADJOURNMENT**

Chair Benvenuto adjourned the Special Meeting at 11:12 a.m.

Respectfully submitted,

*Scott Marshall*

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

Approved by,

*Jeff Davis*

Jeff Davis  
Interim President & Chief Executive Officer  
San Diego Housing Commission