



MINUTES

**SAN DIEGO HOUSING COMMISSION
MINUTES OF THE SPECIAL MEETING
NOVEMBER 17, 2022
VIDEO CONFERENCE PURSUANT TO
CALIFORNIA GOVERNMENT CODE SECTION 54953(e)**

ATTENDANCE

Present:

Chair Eugene “Mitch” Mitchell
Vice Chair Ryan Clumpner
Commissioner Stefanie Benvenuto
Commissioner Johanna Hester
Commissioner Kellee Hubbard
Interim President & CEO Jeff Davis
General Counsel Charles Christensen

Not present:

Commissioner Melinda K. Vásquez

10 CALL TO ORDER

Chair Mitchell called the Special Meeting to order at 9:02 a.m.

20 NON-AGENDA PUBLIC COMMENT

There were no non-agenda public comments.

30 COMMISSIONER COMMENTS

There were no Commissioner comments.

40 REPORT BY THE INTERIM PRESIDENT & CHIEF EXECUTIVE OFFICER

Veterans Experiencing Homelessness

On November 7, 2022, Mayor Todd Gloria and County Board of Supervisors Chair Nathan Fletcher held a roundtable discussion about veterans experiencing homelessness. Policy makers and veterans with lived experience in homelessness participated. One of the important takeaways from the discussion was the challenge of making sure that veterans know about the assistance available to them. Assistance includes a variety of resources through the U.S. Department of Veterans Affairs Healthcare System (VA) and service providers, as well as housing assistance from the Housing Commission. Housing Commission programs receive referrals from the VA and Supportive Services for Veteran Families program service providers and work closely with community-based organizations and service providers to make Veterans Affairs Supportive Housing, (VASH) vouchers; the Housing Commission’s Landlord Engagement and Assistance Program, (LEAP); and other housing assistance available for veterans. The close working relationships help the Regional Task on Homelessness get the word out and connect veterans to these programs. Housing Commission staff participates in weekly veteran case



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conferencing sessions with the VA. Staff are also working with the VA to create a flyer with information about veteran resources at the Homelessness Response Center. This flyer will be posted at locations that provide basic services, such as the Day Center and food banks, to help raise awareness. The Housing Commission also will continue to work with the VA and service providers on outreach and referrals for programs such as VASH vouchers. In addition, on November 4, 2022, the Housing Commission was notified that 25 additional VASH vouchers have been awarded to the Housing Commission, bringing the total number of VASH vouchers to more than 1,300.

Digital Equity and Inclusion Project

The Housing Commission has entered into a new partnership with the San Diego Futures Foundation that supports the Housing Commission's Digital Equity and Inclusion efforts. The Housing Commission will donate retired computers, laptops and surface equipment to the San Diego Futures Foundation. Through the Housing Commission's contract with the foundation, 60 percent of the equipment donated will be made available at no cost to Housing Commission clients and the residents of public housing that the Housing Commission operates. The initial donation will consist of approximately 100 devices. The Housing Commission's Achievement Academy will manage this program. Vice President of Information Technology Geof Bartell developed the idea for this partnership and helped to coordinate with the foundation and the Achievement Academy.

Harris Family Senior Residence and Mid-City Family Apartments Grand Opening

On Monday, November 14, 2022, the Housing Commission participated in the grand opening for two adjoining developments that provide more than 190 affordable rental apartments for families and seniors. Mid-City Family Apartments and Harris Family Senior Residence were developed by Chelsea Investment Corporation, with financing from the Housing Commission. Senior Vice President of Housing Finance and Property Management Colin Miller joined California State Senate President pro Tempore Toni Atkins, Mayor Todd Gloria, City Council President Sean Elo-Rivera, and additional development partners at the event.

Annual Report Published Online

The Housing Commission's multimedia Fiscal Year 2022 Annual Report was published November 3, 2022. The report which is posted at www.sdhc.org, highlights the stories of some of the thousands of San Diegans the Housing Commission assisted during the fiscal year. It also includes data, graphics and descriptions of many Housing Commission programs.

Social Media

The Housing Commission also is expanding its communication and public outreach efforts into social media, beginning with the Housing Commission LinkedIn account. The first post about the Annual Report launched on November 3, 2022. The Housing Commission continues to develop plans to engage on other social media platforms. Chair Mitchell's leadership, guidance and support have been essential to the Housing Commission's progress in the area of social media.

Finance Award for 14th Consecutive Year

The Housing Commission's Financial Services Department received recognition for the 14th consecutive year. The Government Finance Officers Association of the United States and Canada



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awarded its highest recognition to the Housing Commission for the annual financial report for Fiscal Year 2021.

Homelessness prevention

Through the HOUSING FIRST – SAN DIEGO action plan, the Housing Commission has taken the lead on prevention work in its region for several years. With high rental costs, low vacancy rates and the need for homelessness response continuing to outweigh the available resources, it is more important than ever to be discussing prevention. An informational workshop about homelessness prevention will be presented to the Board later at today’s meeting.

50 APPROVAL OF THE MINUTES

The minutes of the Special Meeting of October 13, 2022, were approved on a motion by Commissioner Benvenuto, seconded by Vice Chair Clumpner, and passed by a vote of 5-0.

CONSENT AGENDA

Motion by Commissioner Hester to approve Items 100, 101 and 102 on consent. Seconded by Commissioner Hubbard and passed by a vote of 5-0.

100 HCR22-116 2023 San Diego Housing Commission Meeting Schedule

That the San Diego Housing Commission (Housing Commission) Board of Commissioners approve the 2023 meeting schedule (Attachment 1) that includes 10 scheduled meetings.

101 HCR22-117 Award of Plumbing Maintenance and Repair Services Contract

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

- 1) Authorize the Housing Commission to enter into an agreement with Grading Plumbing Site Construction, Inc., dba GPS Plumbing, for a one-year term from January 1, 2023, through December 31, 2023, in the amount of \$599,000, with four one-year options to renew, to provide on-call plumbing services for properties the Housing Commission owns and/or manages in the City of San Diego.

- 2) Authorize the Housing Commission’s President & Chief Executive Officer (President & CEO), or designee, to substitute the funding sources and/or increase compensation by not more than 20 percent of the total annual agreement amount, or \$119,800 per year, 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. The annual contingency will not be expended unless there is a demonstrated need.



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- 3) Authorize the Housing Commission’s President & CEO, or designee, to execute all document 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 HCR22-029 Fiscal Year 2022 Annual Comprehensive Financial Report (ACFR) and Single Audit Reports

That the San Diego Housing Commission (Housing Commission) accept and approve the Fiscal Year (FY) 2022 (July 1, 2021 – June 30, 2022) Annual Comprehensive Financial Report (ACFR) and Single Audit Reports prepared by CohnReznick LLP, an independent audit firm.

DISCUSSION AGENDA

103 HCR22-118 Preliminary Bond Authorization and Tax Equity and Fiscal Responsibility Act (TEFRA) Hearing for Rancho Bernardo Transit Village

Jennifer Kreutter, Vice President, Multifamily Housing Finance, Real Estate Division, presented the request for approval.

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

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

- 1) Approve the following steps to issue up to \$42,500,000 in Housing Authority of the City of San Diego (Housing Authority) tax-exempt Multifamily Housing Revenue Bonds and taxable bonds in an amount not to exceed \$21,000,000 to facilitate Bernardo Family Housing LP’s development of the Rancho Bernardo Transit Village (RBTV) at 16785 – 16787 West Bernardo Drive, San Diego, CA 92127, which will consist of 99 units affordable for 55 years for individuals and families earning 30 percent to 60 percent of San Diego’s Area Median Income, and one unrestricted manager’s unit.
 - a. Issue a bond inducement resolution (Declaration of Official Intent) for up to \$42,500,000 in tax-exempt Multifamily Housing Revenue Bonds supporting the development of RBTV by Bernardo Family Housing LP, a California limited partnership;
 - b. Authorize an application (and subsequent applications, if necessary) to the California Debt Limit Allocation Committee (CDLAC) for an allocation of authority to issue tax-exempt private activity bonds in an amount up to \$42,500,000 for RBTV; and
 - c. Approve the financing team of Orrick, Herrington & Sutcliffe LLP as the Bond Counsel and PFM Advisors as the Financial Advisor.



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- 2) Authorize the Housing Commission's President & Chief Executive Officer (President & CEO), or designee, to execute any and all documents that are necessary to effectuate the transaction and implement these approvals in a form approved by General Counsel and Bond Counsel and to take such actions as are necessary, convenient, and/or appropriate to implement these approvals upon advice of General Counsel and/or the Bond Counsel.
- 3) Hold a Tax Equity and Fiscal Responsibility Act (TEFRA) public hearing and adopt a resolution approving the issuance of tax-exempt Multifamily Housing Revenue Bonds in an amount up to \$42,500,000 to facilitate the development of RBTV.

104 HCR22-119 Approval of the Contract between the San Diego Housing Commission and The Salvation Army to Operate the Haven Interim Family Shelter Program

Casey Snell, Vice President of Administration, Homelessness Initiatives, Homeless Housing Innovations Division, and Jonathan Herrera, Special Programs Manager & Senior Policy Advisor, Homeless Housing Innovations Division, presented the request for approval.

Motion by Vice Chair Clumpner to take the staff-recommended actions. Seconded by Commissioner Benvenuto 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 enter into an agreement with The Salvation Army in the amount of \$175,196 for an initial term of November 18, 2022, through June 30, 2023, with three one-year options for renewal at an annual contract amount of \$280,313, contingent on funding being made available for that purpose, to provide interim shelter and supportive services at the Haven Interim Shelter Program at 2799 Health Center Drive, San Diego, CA 92123, for families experiencing homelessness. The funding source for the initial term will be federal Moving to Work funds.
- 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 the documents, signed as to form by General Counsel, are submitted to each Housing Commissioner.
- 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.



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105 HCR22-121 Workshop & Discussion: Homelessness Prevention

Lisa Jones, Executive Vice President of Strategic Initiatives, San Diego Housing Commission, presented an informational workshop about the Housing Commission's efforts in support of homelessness prevention in the City of San Diego.

106 HCR22-113 Workshop & Discussion: Recycled Multifamily Housing Revenue Bonds

This item will be presented as part of a workshop at the next Housing Commission Board meeting.

CLOSED SESSION

The San Diego Housing Commission convened in closed session on Thursday, November 17, 2022, at 10:43 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 will convene in closed session to consider the following agenda:
 - A. CONFERENCE WITH REAL PROPERTY NEGOTIATIONS (§ 54956.8)

Property: Ramada Hotel (Sports Arena), 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: K&A Motels

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. This matter was informational only.
- VI. Adjournment.



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Chair Mitchell reconvened the Open Session at 10:53 a.m.

ADJOURNMENT

Chair Mitchell adjourned the Special Meeting at 10:55 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