



MINUTES

**SAN DIEGO HOUSING COMMISSION
MINUTES OF THE SPECIAL MEETING
JANUARY 12, 2023
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
Commissioner Melinda K. Vásquez
Interim President & CEO Jeff Davis
General Counsel Charles Christensen

10 CALL TO ORDER

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

20 NON-AGENDA PUBLIC COMMENT

A U.S. Department of Housing and Urban Development (HUD) voucher and rapid rehousing participant commented about being grateful for the work on behalf of HUD and spoke about substance abuse at multiunit properties.

30 COMMISSIONER COMMENTS

There were no Commissioner comments.

40 REPORT BY THE INTERIM PRESIDENT & CHIEF EXECUTIVE OFFICER

Grant to Assist Homebuyers of Color

The San Diego Housing Commission (Housing Commission) has been awarded an additional grant to support efforts for more people of color to become homeowners in the City of San Diego. A formal announcement of the National Fair Housing Alliance grant is expected at the end of January. The National Fair Housing Alliance awarded the inclusive communities grant to the Housing Commission’s nonprofit affiliate, SDHC Building Opportunities Incorporated. The \$184,000 grant will provide funds for programs that help households of color prepare for homeownership and/or purchase a home. These activities include debt reduction, credit counseling, peer mentors, homeownership navigators and community educators, as well as down payment or closing cost assistance grants and credit-building loans.



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SDHC Board of Commissioners Onboarding Manual

On Tuesday, January 10, 2023, the Housing Authority of the City of San Diego approved an onboarding manual for new Commissioners. This comprehensive manual is a valuable resource for new Commissioners and members of the public. It includes details about the Housing Commission, the agency's programs, terminology and additional matters related to the Housing Commission. The manual was created at the request of the City Council's Select Committee on San Diego Housing Commission Oversight and Reform. Last November, the Committee unanimously recommended that the Housing Authority approve the manual. The manual is now available on the "Board of Commissioners" web page and the "Significant Documents" page on the Housing Commission's website. Mr. Davis thanked Committee Chair Stephen Whitburn and the Committee members for their recommendations for this manual and their ongoing efforts as well as the Housing Authority for approving this important document.

Multidisciplinary Outreach Team Update

The Multidisciplinary Outreach Program was approved last September as part of ongoing efforts to address homelessness. The Housing Commission contracts with People Assisting the Homeless, or PATH, for this program. About half of the staff positions for this program are filled. The positions that are taking the longest to fill are clinical caseworkers. PATH anticipates filling the remaining positions by the end of January or early in February. The Housing Commission's Homeless Housing Innovations Division has been meeting with PATH; the Regional Task Force on Homelessness; the City Attorney's Office; the San Diego Resource Access Program; 2-1-1; and the San Diego Police Department. These organizations are working together to identify those experiencing unsheltered homelessness who are high users of crisis response systems. A shared set of data will be used to develop a by-name list and operating guidelines to prioritize clients through this program.

Regional Task Force on Homelessness' Conference Presentations

Building and retaining the workforce necessary for the homelessness services sector was the focus of one of the Housing Commission's collaborative presentations at the Regional Task Force on Homelessness conference last November in San Diego. The Housing Commission joined City Councilmember Marni von Wilpert, PATH and the San Diego Community College District in this panel discussion. This was one of three collaborative conference presentations on homelessness solutions that included insight from the Housing Commission. One additional panel was about the voices of people with lived experience in homelessness and their importance to identifying homelessness solutions. The third presentation focused on Emergency Housing Vouchers to help households experiencing homelessness or at risk of homelessness. The Los Angeles Times has published articles online and in print about the Housing Commission's successful utilization of Emergency Housing Vouchers. The website invisiblepeople.tv and a San Francisco Chronicle podcast also have reached out to the Housing Commission to learn more about the Emergency Housing Voucher program.



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Wellness Initiative for Homelessness Sector Workers

The Housing Commission also launched a wellness initiative for homelessness service sector staff. This is in collaboration with service provider leadership across the sector. The first event was held in November with over 70 attendees. As the initiative develops, it will include wellness events and presentations; work-related trainings; peer support groups; a digital hub with resources, presentations and announcements for staff; and collaborative communication about how to implement structural changes to improve workforce capacity. This Wellness Initiative is part of the Housing Commission’s broader efforts to address workforce and capacity challenges in the homelessness sector.

Communication Strategy

The Communications and Government Relations Division is continuing to expand the Housing Commission’s communications and public outreach initiatives. These support the core value of transparency and the Strategic Priority Area of “Advocacy, Communication and Public Engagement” in current Strategic Plan. In December, the Housing Commission’s launched Facebook and Instagram accounts, which are in addition to Housing Commission’s LinkedIn account, which launched in November. In the last two weeks of December, the social media posts on Facebook and Instagram focused on programs and services available for people experiencing homelessness or at risk of homelessness and how to access these programs. These included the Homelessness Response Center; homelessness shelters; the City of San Diego’s safe parking program; the Inclement Weather Shelter program; and homelessness prevention programs. This month, the social media posts will focus on the status as a Moving to Work agency; the incentives and support available for landlords who rent to Housing Commission program participants; rental assistance programs and rental assistance waiting list update, which is underway. There is also a regular feature known as “We’re About People Wednesday” on the first Wednesday of the month to highlight families our programs assist. And the “Housing Highlight” feature each month features the high-quality affordable rental housing properties the Housing Commission supports with financing or rental housing vouchers. Also, as needed, the Housing Commission adjusts to provide unplanned social media posts—such as “stories” on Facebook and Instagram to raise awareness when inclement weather shelter beds are activated.

50 APPROVAL OF THE MINUTES

The minutes of the Special Meeting of November 17, 2022, were approved on a motion by Commissioner Hester, seconded by Commissioner Hubbard, and passed by a vote of 6-0.

DISCUSSION AGENDA

100 HCR23-006 Application for State of California CalHome Program Funds

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



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Motion by Commissioner Hester to take the staff-recommended actions. Seconded by Commissioner Benvenuto and passed by a vote of 6-0.

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

- 1) Approve the submission of an application to the California Department of Housing and Community Development (HCD) for up to \$5 million in CalHome Program funds.
- 2) Authorize Jeff Davis, the Housing Commission's Interim President and 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 approved by General Counsel, and to take such actions as are necessary and/or appropriate to implement these approvals. Housing Commission staff will notify the Housing Authority and the City Attorney's Office about any subsequent amendments or modifications to the documents, and other required documents, including amendments to any documents.
- 3) Authorize the President & CEO, or designee, to amend the Homeownership Loan and Grant budget to include the CalHome funds, if and as awarded.

101 HCR23-009 Preliminary Bond Authorization, and TEFRA Hearing for Cerro Pueblo

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 Benvenuto and passed by a vote of 6-0.

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 \$13,000,000 in Housing Authority of the City of San Diego (Housing Authority) tax-exempt Multifamily Housing Revenue Bonds to facilitate Cerro Pueblo Housing Partners, LP's rehabilitation and preservation of the Cerro Pueblo Apartments at 2835 Clairemont Drive, San Diego, CA 92117. Centrally positioned in the Clairemont neighborhood, Cerro Pueblo will consist of 46 newly renovated units, which includes 45 units that will remain affordable for 55 years for low-income individuals with low income, earning 30 percent to 60 percent of San Diego's Area Median Income (AMI), and one unrestricted manager's unit:



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- a) Issue a bond inducement resolution (Declaration of Official Intent) for up to \$13,000,000 in tax-exempt Multifamily Housing Revenue Bonds supporting the rehabilitation of Cerro Pueblo by Cerro Pueblo Housing Partners, LP;
 - 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 \$13,000,000 for Cerro Pueblo; and
 - c) Approve the financing team of Orrick, Herrington & Sutcliffe LLP as the Bond Counsel and CSG Advisors as the Financial Advisor.
- 2) Authorize the Housing Commission's President and 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 \$13,000,000 to facilitate the purchase and rehabilitation of Cerro Pueblo.

102 HCR23-007 Workshop & Discussion: Fiscal Year 2024 Moving to Work Annual Plan

Jeff Davis, Interim President & Chief Executive Officer; Lisa Jones, Executive Vice President, Strategic Initiatives; and Nancy Sa, Strategic Programs Manager, presented the informational workshop about the proposed Fiscal Year 2024 Moving to Work (MTW) Annual Plan.

CLOSED SESSION

The San Diego Housing Commission convened in Closed Session on Thursday, January 12, 2023, at 10:41 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.
- III. Commissioner comments, if any.
- IV. Commission will convene in closed session to consider the following agenda:
 - A. CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION pursuant to subdivision (c) of section 54954.5 of the Government Code and pursuant to subdivision (d)(1) of section 54956.9:



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One (1) matter:

San Diego Tenant Union, and Darlissa McDowell vs. San Diego Housing Commission,
San Diego Superior Court Case No. 37-2019-00012582-CU-WM-CTL

Counsel will discuss the litigation.

V. Announcement of Actions Taken in Closed Session.

By a vote of 6-0, the Board gave direction to Counsel on further action to be taken in this case.

VI. Adjournment.

Chair Mitchell reconvened the Open Session at 11:07 a.m.

ADJOURNMENT

Chair Mitchell adjourned the Special Meeting at 11:07 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 and Chief Executive Officer
San Diego Housing Commission