



MINUTES

**SAN DIEGO HOUSING COMMISSION
MINUTES OF THE SPECIAL MEETING
FEBRUARY 9, 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 Melinda K. Vásquez
Interim President & CEO Jeff Davis
General Counsel Charles Christensen

Not present:

Commissioner Johanna Hester
Commissioner Kellee Hubbard

10 CALL TO ORDER

Chair Mitchell called the Special Meeting to order at 9:07 a.m.

20 NON-AGENDA PUBLIC COMMENT

There were no public comments.

30 COMMISSIONER COMMENTS

There were no Commissioner comments.

40 REPORT BY THE INTERIM PRESIDENT & CHIEF EXECUTIVE OFFICER

Orchard at Hilltop Grand Opening Today

A new affordable rental housing development celebrated its grand opening in the Chollas View community on February 9, 2023. Vice President of Multifamily Housing Finance Jennifer Kreutter represented the Housing Commission at the grand opening of The Orchard at Hilltop. This property provides 111 affordable apartments for residents with income up to 60 percent of the Area Median Income, which is \$78,060 per year for a family of four. The Housing Commission awarded 25 Project-Based Housing Vouchers and an \$8.3 million loan to support this development. The financing for this project also included nearly \$28 million in Multifamily Housing Revenue Bonds, which were approved by the Housing Commission’s Board of Commissioners and the Housing Authority of the City of San Diego. The Orchard was developed by Affirmed Housing and is a great addition of quality affordable housing in the community.



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News Coverage of SDHC’s Emergency Housing Voucher Program

The Housing Commission continues to receive positive attention for its uniquely successful utilization of Emergency Housing Vouchers. On January 24, 2023, the San Francisco Chronicle’s podcast known as “Fixing Our City” featured the Housing Commission’s Emergency Housing Voucher program. The podcast included an interview with Housing Commission Executive Vice President of Rental Assistance and Workforce Development Azucena Valladolid and Glen Hilton, the Director of Community Care for PATH, one of the service providers working with the Housing Commission on the program. Also, NBC 7 San Diego broadcast a story on January 18, 2023, about the program, featuring one of the people the Housing Commission helped to obtain housing with one of these vouchers. The news coverage from these media outlets comes after the Los Angeles Times published a feature article about the Housing Commission’s Emergency Housing Voucher program. The Los Angeles Times article was published online in November and in print editions in December. Emergency Housing Vouchers assist San Diegans experiencing homelessness or at risk of homelessness, including those who are fleeing domestic violence or human trafficking. The incentives and benefits available for landlords through the Housing Commission’s Landlord Engagement and Assistance Program (LEAP) have been important to helping voucher households secure housing units. The Housing Commission’s payment standards through the Choice Communities Initiative also have been cited among the reasons for the program’s success. Higher payment standards have been set in areas identified as Choice or Enterprise communities, where housing costs typically are higher. The Housing Commission’s existing relationships with homelessness service providers throughout San Diego also facilitated these efforts. The Housing Commission contracted with 17 service providers to help identify households for these vouchers. These organizations also assisted households with paperwork, housing navigation, the leasing and moving process, and ongoing case management.

Point-in-Time Count

The hundreds of volunteers who participated in last month’s annual census of people experiencing homelessness included Housing Commission staff. Executive Vice President of Strategic Initiatives Lisa Jones and staff from the Homeless Housing Innovations Division, which Lisa oversees, were among the volunteers. The Regional Task Force on Homelessness conducts the annual Point-in-Time Count. The U.S. Department of Housing and Urban Development requires the count, which is important for data collection and federal funding for homelessness programs in the San Diego region. Mr. Davis thanked all who assisted with the Point-in-Time Count.

Assemblymember Ward Visited Valley Vista Apartments

California State Assemblymember Chris Ward visited the Housing Commission’s Valley Vista apartments on January 25, 2023. He met with residents and helped prepare for a weekly distribution of food at the property. The food distribution for residents is organized by PATH, which contracts with the Housing Commission to provide supportive services for residents. Valley Vista consists of 190 permanent supportive housing units for people who previously experienced homelessness.

50 APPROVAL OF THE MINUTES

The minutes of the Special Meeting of January 12, 2023, were approved on a motion by Commissioner Benvenuto, seconded by Vice Chair Clumpner, and passed by a vote of 4-0.



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DISCUSSION AGENDA

100 HCR23-015 Approve the San Diego Housing Commission’s Calendar Year 2023 State and Federal Advocacy and Legislative Engagement Guide

Molly Chase, Senior Vice President, Policy & Land Use, and Jenny van der Heyde, Director of Policy, 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 4-0.

That the San Diego Housing Commission’s (Housing Commission) Board of Commissioners (Board) approve the Calendar Year 2023 State and Federal Advocacy and Legislative Engagement Guide.

101 HCR23-017 Cortez Hill Apartments Revised Final Bond Authorization

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

Motion by Vice Chair Clumpner to take the staff-recommended actions. Seconded by Commissioner Vásquez and passed by a vote of 4-0.

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

Housing Commission Board

- 1) Authorize an increase of \$1,930,500 in the previously authorized maximum amount of tax-exempt Multifamily Housing Revenue Bonds, from \$19,305,000 to \$21,235,500 to fund Beech Street Housing Associates LP’s construction of Cortez Hill Apartments (Cortez Hill). Cortez Hill is a new affordable rental housing development at 915 Beech Street, which will consist of 87 units that will remain affordable for 55 years for people with low income, selected from the Housing Commission’s Project-Based Housing Vouchers (PBV) waiting list for those earning between 30 percent and 40 percent of the San Diego Area Median Income (AMI), and one unrestricted manager unit.

Housing Authority

- 1) Authorize an increase of \$1,930,500 in the previously authorized maximum amount of tax-exempt Multifamily Housing Revenue Bonds, from \$19,305,000 to \$21,235,500 to fund Beech Street Housing Associates LP’s construction of Cortez Hill Apartments (Cortez Hill). Cortez Hill is a new affordable rental housing development at 915 Beech Street in the Cortez Hill neighborhood in downtown San Diego, which will consist of 87 units that will remain affordable for 55 years for people experiencing chronic homelessness or with low income and selected from the Housing Commission’s Project-Based Housing Vouchers (PBV) waiting list, with income



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between 30 percent and 40 percent of the San Diego Area Median Income (AMI), and one unrestricted manager unit.

- 2) Authorize the Designated Officers identified in Resolution No. HA-1966 adopted by the Housing Authority on November 15, 2022, which approved the original maximum amount of bonds for Cortez Hill to execute any and all documents that are necessary to effectuate the transaction and implement these approvals in a form approved by the General Counsel of the Housing Authority and of the Housing Commission and the Bond Counsel, and to take such actions as are necessary, convenient, and/or appropriate to implement these approvals upon advice of the General Counsel and/or the Bond Counsel. Housing Commission staff will notify the Housing Authority and the City Attorney's Office about any subsequent amendments or modifications to the transaction, and other required documents, including amendments to any documents.

102 HCR23-005 Ramada Inn – Construction Design Phase Expense and Contract with Sillman for Architecture Service

Buddy Bohrer, Vice President, Real Estate Finance and Acquisitions, 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 4-0.

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

- 1) Authorize the execution of a sole source contract with Sillman for \$753,770 to provide complete architectural design services to support the acquisition and development of the property located at 3737-3747 Midway Drive, San Diego, CA 92110.
- 2) Authorize the Housing Commission's President and Chief Executive Officer (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.
- 3) 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.



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103 HCR23-033 Workshop & Discussion: San Diego Housing Commission Achievement Academy

Removed from the agenda.

104 HCR23-029 Workshop & Discussion: Recycled Multifamily Housing Revenue Bonds

Colin Miller, Senior Vice President, Housing Finance & Property Management, Real Estate Division, presented an informational workshop about the recycled Multifamily Housing Revenue Bonds as a resource for financing affordable rental housing developments.

105 HCR23-008 Workshop & Discussion: Affordable Housing Preservation

Colin Miller, Senior Vice President, Housing Finance & Property Management, Real Estate Division, and Wendy DeWitt, Vice President, Preservation, Policy and Land Use Department, presented an informational workshop about initiatives to preserve affordable rental housing in the City of San Diego and financing for affordable housing preservation efforts.

Chair Mitchell left the meeting.

CLOSED SESSION

The San Diego Housing Commission convened in Closed Session on Thursday, February 9, 2023, at 10:26 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 REAL PROPERTY NEGOTIATORS (§ 54956.8)

Property: Parcel 2 of Parcel Map No. 12389, in the City of San Diego, County of San Diego, State of California, Filed in the Office of the County Recorder of San Diego County, October 22, 1982. APN 760-102-38 and 441-090-43

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



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Negotiating Parties: Miles Cortez and Patti Shwayder (Air Communities) and Derek Ullian (Aimco)

Under Negotiation: Price and terms of payment

By a vote of 3-0, the Board gave direction to staff.

B. 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:

One (1) matter:

Nationstar Mortgage LLC v. Housing Authority of the City of San Diego, et al.
San Diego Superior Court Case No. 37-2022-00042847-CU-OR-CTL

Counsel will seek direction.

Informational item only.

V. Announcement of Actions Taken in Closed Session.

VI. Adjournment.

CLOSED SESSION

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

ADJOURNMENT

Vice Chair Clumpner adjourned the Special Meeting at 11:08 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