



# MINUTES

**SAN DIEGO HOUSING COMMISSION  
MINUTES OF THE SPECIAL MEETING  
FEBRUARY 5, 2021  
VIDEO CONFERENCE PURSUANT TO  
CALIFORNIA GOVERNOR GAVIN NEWSOM'S  
EXECUTIVE ORDER N-29-20**

## **ATTENDANCE**

Present:

Chair Stefanie Benvenuto  
Vice Chair Ryan Clumpner  
Commissioner Dion Akers  
Commissioner Margaret Davis  
Commissioner Johanna Hester  
Commissioner Kellee Hubbard  
Commissioner Eugene "Mitch" Mitchell  
President & CEO Richard C. Gentry  
General Counsel Charles Christensen

## **ITEMS**

### **10 CALL TO ORDER**

Chair Benvenuto called the Special Meeting to order at 9:03 a.m.

### **20 NON-AGENDA PUBLIC COMMENT**

There were no non-agenda public comments.

### **30 COMMISSIONER COMMENTS**

Commissioner Akers thanked Executive Vice President of Strategic Initiatives Lisa Jones and staff for providing a tour of the properties the San Diego Housing Commission acquired with State of California Project Homekey Program funds.

### **40 REPORT BY THE PRESIDENT & CHIEF EXECUTIVE OFFICER**

#### **Temporary Eviction Ban Due to COVID-19**

The San Diego Housing Commission (Housing Commission) is working with Mayor Todd Gloria's office to educate and inform San Diego residents about new temporary bans on evictions. Renters throughout the State, including the City of San Diego, cannot be evicted for unpaid rent due to COVID-19 if they take certain required steps. Important information is posted on the Housing



## Special Meeting Minutes of February 5, 2021

Commission’s website at [www.sdhc.org/evictionban](http://www.sdhc.org/evictionban). The Housing Commission also has created and distributed informational flyers about the eviction moratorium and is contracting with nine community-based organizations to conduct outreach campaigns to share details about the eviction moratorium throughout the City. The focus of this effort is residents most affected by the COVID-19 pandemic, including households with low income or whose primary language is different than English. The State’s eviction ban is in effect until June 30, 2021. After the State’s ban ends, the City’s temporary eviction ban will take effect and remain in effect until 60 days after the City’s COVID-19 State of Emergency ends.

### **Testimony to Joint California Committee Hearing About Homelessness**

On January 21, 2021, President & CEO Gentry was invited to submit written testimony for a joint hearing of two California State Assembly committees about the state’s role in addressing homelessness. The hearing involved the Committee on Housing and Community Development and the Budget Committee’s Subcommittee on State Administration. His testimony described the state’s emergence as a partner in funding collaborative efforts to address homelessness. This includes the Project Homekey Program, Homeless Emergency Aid Program (HEAP) and the Homeless Housing, Assistance and Prevention Program (HHAP). The testimony is available in the media center on the Housing Commission’s website at [www.sdhc.org](http://www.sdhc.org).

### **Ulric Street Apartments Virtual Groundbreaking**

President & CEO Gentry participated in a video that was released in January to commemorate the groundbreaking for Ulric Street Apartments. This development will provide 95 affordable rental apartments when it is completed. Ten of these units will be studios for veterans experiencing homelessness. Additional speakers included California State Senate President Pro Tempore Toni Atkins, San Diego Mayor Todd Gloria, and County Board of Supervisors Chair Nathan Fletcher. The Housing Commission awarded a \$7 million loan and 10 Veterans Affairs Supportive Housing (VASH) vouchers to this development. The Housing Commission also authorized the issuance of more than \$34 million in tax-exempt Multifamily Housing Revenue Bonds. Community Housing Works is developing Ulric Street Apartments.

## **50 APPROVAL OF THE MINUTES**

The minutes of the Special Housing Commission meeting of January 14, 2021, were approved on a motion by Vice Chair Clumpner, seconded by Commissioner Mitchell, and passed by a vote of 7-0.

## **ACTION AGENDA**

### **100 HCR21-019 Fiscal Year 2022 Moving to Work Annual Plan Approval**

Suket Dayal, Executive Vice President of Business Administration, and Mariangela Patruno, Moving to Work Program Administrator, presented the request for approval.

Motion by Commissioner Davis to take the following staff-recommended actions. Seconded by Commissioner Akers and passed by a vote of 7-0.



Special Meeting Minutes of February 5, 2021

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

- 1) Approve the Fiscal Year (FY) 2022 Moving to Work (MTW) Annual Plan; and
- 2) Authorize the President & Chief Executive Officer, or designee, to execute all documents and instruments 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.

### **101 HCR21-008 Final Bond Authorization for Grant Heights II**

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

Motion by Commissioner Hubbard to take the following staff-recommended actions. Seconded by Commissioner Mitchell and passed by a vote of 7-0.

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

#### **Housing Authority**

- 1) Authorize the issuance of up to \$8,815,000 in tax-exempt Multifamily Housing Revenue notes to facilitate Grant Heights II L.P.'s acquisition and rehabilitation of Grant Heights II, a 42-unit affordable rental housing development composed of Grant Heights Apartments (Grant Heights), located at 2651-2663 J Street, and Winona Apartments (Winona), located at 3845 Winona Avenue, San Diego, with 41 units that will remain affordable for 55 years, and one manager's unit.
- 2) Authorize the issuance of up to \$150,000 in taxable Multifamily Housing Revenue notes, for the Grant Heights II L.P.'s construction financing for Grant Heights II.

#### **City Council**

Hold a Tax Equity and Fiscal Responsibility Act (TEFRA) hearing, and adopt a resolution approving the Housing Authority's issuance of Multifamily Housing Revenue tax-exempt debt in an amount up to \$8,815,000 to fund the development of Grant Heights II.



Special Meeting Minutes of February 5, 2021

**102 HCR21-023 Final Bond Authorization for Mississippi El Cajon Boulevard (ECB) Apartments**

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

Motion by Commissioner Mitchell to take the following staff-recommended actions. Seconded by Commissioner Davis and passed by a vote of 7-0.

That the San Diego Housing Commission (Housing Commission) recommend the Housing Authority of the City of San Diego (Housing Authority) and the San Diego City Council (City Council) take the following actions, as described in this report.

**Housing Authority:**

Authorize the issuance of up to \$12,150,000 in Housing Authority tax-exempt Multifamily Housing Revenue Bonds to fund the new affordable housing development Mississippi ECB Apartments at 2139 El Cajon Boulevard, San Diego, CA 92104, which will consist of 60 units that will remain affordable for 55 years for families earning between 50 percent and 80 percent of the San Diego Area Median Income (AMI) and one unrestricted manager's unit.

**City Council:**

Hold a Tax Equity and Fiscal Responsibility Act (TEFRA) public hearing and adopt a resolution approving the issuance of Multifamily Housing Revenue Bonds in an amount up to \$12,150,000 to facilitate the development of Mississippi ECB Apartments.

**103 HCR21-021 Approval of the Fiscal Year 2021 Agreement between the San Diego Housing Commission and Saint Vincent de Paul Village to operate the City of San Diego's Bishop Interim Shelter Program**

Lisa Jones, Executive Vice President of Strategic Initiatives, presented the request for approval.

Bill Bolstad submitted a comment in favor.

Motion by Vice Chair Clumpner to take the following staff-recommended actions. Seconded by Commissioner Mitchell and passed by a vote of 7-0.

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

- 1) Authorize the Housing Commission to enter into an agreement with St. Vincent de Paul Village in the amount of \$314,921 for an initial five-month term of February 6, 2021, through June 30, 2021, with two one-year options for renewal, contingent on funding being made available for that purpose during the City of San Diego's (City) annual budgeting process, to provide interim shelter and services at the City's Bishop Interim Shelter Program at 1506 Commercial Street, San Diego, 92101, for persons experiencing homelessness. The funding for the initial operating



Special Meeting Minutes of February 5, 2021

term will consist of the City’s federal Coronavirus Aid, Relief, and Economic Security (CARES) Act Emergency Solutions Grant (ESG) – Round 1 (ESG-CV) grant 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;
- 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.

**104 HCR21-002 Workshop & Discussion: Section 8 Housing Choice Voucher Program**

Azucena Valladolid, Senior Vice President of Rental Assistance and Workforce Development, Rental Assistance Division, and Carrie Bell, Vice President of Rental Assistance, Rental Assistance Division, presented an overview of the San Diego Housing Commission’s (Housing Commission) Rental Assistance Division (RAD) Programs.

With a budget of more than \$280 million in Fiscal Year 2021, the Section 8 Housing Choice Voucher (HCV) program is the Housing Commission’s largest program, providing rental assistance to more than 16,000 San Diego households every year. As one of the original 39 public housing authorities nationwide to receive a Moving to Work (MTW) designation from the U.S. Department of Housing and Urban Development (HUD), the Housing Commission has designed innovative approaches for providing and administering housing assistance. Through the MTW program, the Housing Commission’s Housing Choice Voucher Program has implemented initiatives that have resulted in successful programming and procedural changes that increased housing opportunities and program efficiency.

**ADJOURNMENT**

Chair Benvenuto adjourned the Special Meeting at 10:42 am.

Respectfully submitted,

*Scott Marshall*

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

Approved by,

*Richard C. Gentry*

Richard C. Gentry  
President & Chief Executive Officer  
San Diego Housing Commission