



SAN DIEGO
HOUSING
COMMISSION

MINUTES

**SAN DIEGO HOUSING COMMISSION
MINUTES OF THE REGULAR MEETING
APRIL 12, 2024
SMART CORNER
4TH FLOOR CONFERENCE ROOM
1122 BROADWAY
SAN DIEGO, CA 92101**

ATTENDANCE

Present:

Chair Eugene “Mitch” Mitchell
Vice Chair Ryan Clumpner
Commissioner Stephen P. Cushman
Commissioner Johanna Hester
Commissioner Antoine “Tony” Jackson
Commissioner Melinda K. Vásquez
Deputy CEO Jeff Davis
General Counsel Chuck Christensen

Not present:

Commissioner Kellee Hubbard

10 CALL TO ORDER

Chair Mitchell called the Regular Meeting to order at 9:10 a.m.

20 NON-AGENDA PUBLIC COMMENT

Diego Salas, Carol, Clifton Weston, Danye Burleson, Lyndsey Prescott, Daniel Bryant, Derek Jones, Brice Griggs, Terranda Roberts, Beverly St. Germaine, Tanya Carr, and Serafima commented about Kearny Vista Apartments.

Charleton Charles commented on funding to build affordable housing.

Joy Sunyata commented on the Housing Commission and housing and homelessness programs.

Ben Guillermo commented on SEIU Local 221 negotiations with the San Diego Housing Commission.

Ellis Rose commented on Cypress Apartments.

Joe Giney commented on housing in San Diego.

30 COMMISSIONER COMMENTS

Commissioner Jackson requested a more in-depth look into the items speakers commented on regarding Kearny Vista apartments. Chair Mitchell said the Board has committed to a workshop and that it is important for the Board to obtain a detailed report about Kearny Vista.



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Vice Chair Clumper said the Board heard the Kearny Vista speakers clearly but that the issues are complicated and cannot be addressed overnight. He also stated that permanent supportive housing is asked to solve a range and depth of issues that it realistically should not be expected to solve. However, as properties age and residents live at them longer, it provides a greater understanding of the needs, staffing levels, and the necessary investments to house people well, including essential property maintenance needed for health and safety. Chair Mitchell stated that maintaining safety and security at properties is important for all Board members, and he would like to hear more about what requirements are for living conditions at the properties.

Commissioner Vásquez expressed disappointment and said she was distraught about what she heard about Kearny Vista. She stated all Board members care deeply about the people they serve and asked Housing Commission staff to provide a list of complaints from properties, so Commissioners are notified to better assist residents.

Commissioner Hester expressed her anger about the issues raised in the public comments to the Board. She requested an audit of Housing Commission properties and their conditions.

Commissioner Cushman spoke about the existence of a systemic problem and the need for quality control to occur. If staff are not designated to review Housing Commission properties and report on their condition, they should be. Deputy Chief Executive Officer Davis said he also was disheartened by the comments to the Board and more needs to be done. He said the Housing Commission Rental Assistance Division includes a robust inspection department that conducts housing quality standards at Kearny Vista at least every two years, and a tenant can request a special inspection anytime, which typically occurs within 24 hours. He further stated the Housing Commission's asset management team also oversees properties to make sure they are up to health standards and quality living standards.

Vice Chair Clumper requested the monthly update regarding shelter bed availability. Interim Senior Vice President of Homelessness Innovations Casey Snell said that in March, 21 percent of the shelter referrals were completed. Of the incomplete shelter referrals, 80 percent were due to the unavailability of a bed that met the person's needs. Shelter occupancy continues to be approximately 98-100 percent daily, with about 15 to 18 beds available each day.

40 REPORT BY THE DEPUTY CHIEF EXECUTIVE OFFICER

Deputy Chief Executive Officer Jeff Davis provided the report.

Federal Community Projects Funding

Additional federal dollars will be coming to San Diego for two San Diego Housing Commission (Housing Commission) projects. These one-time federal funds are through Community Projects Funding requests and must be used for the specific projects to which they were awarded. First, \$1.5 million has been allocated to support the Housing Commission's proposed conversion of unused office space on the first floor of its office building into a 45-bed shelter for transition-age youth experiencing homelessness. The funds will be used for capital improvements necessary for the conversion of this site. U.S. Senator Alex Padilla and U.S. Rep. Scott Peters included funding for this project in their



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Community Projects Funding requests. In addition, \$850,000 in federal funds has been allocated toward the Housing Commission’s proposed University Avenue Densification Pilot Project. This project will create additional affordable housing by increasing density at the site of one of the Housing Commission affordable housing properties. These federal funds are in addition to the \$2 million dollars allocated to this project in this year’s State of California budget thanks to the support of State Senator Toni Atkins. These funds will be used for necessary predevelopment work for this project. U.S. Rep. Juan Vargas included this project in his Community Projects Funding request.

Nestor Senior Village Grand Opening

On April 4, Chair Mitchell represented the Housing Commission at the celebration of the grand opening of Nestor Senior Village apartments. This new construction development provides affordable rental housing with supportive services for seniors who experienced homelessness, such as Teretha. After a little more than a year unhoused, she said she now has a place where she feels safe and that things can only go up from here. The Housing Commission awarded 73 rental housing vouchers to help residents like Teretha pay their rent at Nestor Senior Village. The Housing Commission also awarded is a development loan that consists of federal HOME funds and City Affordable Housing Funds that the Housing Commission administers. National CORE developed this project on property it is ground leasing for 90 years from Nestor United Methodist Church. Mayor Todd Gloria, City Councilmember Vivian Moreno and Chair of the County Board of Supervisors Nora Vargas also attended and spoke at the grand opening.

Belden Village – Garden Project

A community garden has been established at Belden Village, a Housing Commission affordable housing property for seniors with low income. A master gardener initially connected with the Housing Commission’s Achievement Academy and provided virtual gardening classes to residents during the pandemic. Last year, with federal funding available through a grant awarded to the County Health and Human Services Agency, the gardening project at Belden Village started. The San Diego Foundation distributed the funds for the County through the Community Food Grant Program, which seeks to increase food production and distribution to San Diegans with lower income who were severely impacted by COVID. The focus has been on seniors, such as residents at Belden Village. The garden beds were installed and filled with soil at Belden Village in early January. About 10 to 15 people attend the garden club at Belden Village, which meets every two weeks. They learn about soil, climate, water wise plants and how to grow and keep plants alive. Last month, they harvested some of what they had grown, and each household was able to take lettuce home to make salads. One of the residents said she had not been able to afford fresh produce for the past two years, and she was excited to be able to have it now at no cost. The Housing Commission will be looking into opportunities to secure grant funding to possibly provide community gardens at some of our other affordable housing properties well.

50 APPROVAL OF THE MINUTES

Motion by Vice Chair Clumpner to approve the March 15, 2024, Regular Meeting Minutes and March 15, 2024, Special Meeting Minutes. Seconded by Commissioner Hester and passed by a vote of 6-0.

CONSENT AGENDA



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Motion by Commissioner Jackson to approve Items 100, 101 and 102 on consent. Seconded by Commissioner Cushman and passed by a vote of 6-0.

Public testimony by Joy Sunyata on Item 100 and Connie Zuniga on Item 102.

100 HCR24-047 Appoint Members to San Diego Housing Commission Board of Commissioners' Committees

That the San Diego Housing Commission (Housing Commission) Board of Commissioners (Board) confirm the following recommended appointments to Housing Commission Board Committees:

- 1) **Strategic Plan Committee:** Vice Chair Ryan Clumpner, Commissioner Kellee Hubbard and Commissioner Melinda Vásquez.
- 2) **Audit Committee:** Chair Eugene “Mitch” Mitchell, Commissioner Johanna Hester, and Commissioner Tony Jackson.
- 3) **Investment Committee:** Vice Chair Ryan Clumpner, Commissioner Stephen Cushman, and Commissioner Melinda Vásquez.

101 HCR24-045 Agreement with Equifax Workforce Solutions LLC for Employment and Income Verification Services

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

- 1) Authorize the execution of the first option to renew the contract between the Housing Commission and Equifax Workforce Solutions LLC (Equifax) for Employment and Income Verification Services for the Section 8 Housing Choice Voucher program for a one-year term from May 1, 2024, through April 30, 2025, in an amount not to exceed \$263,488.
- 2) Authorize the President and Chief Executive Officer (President and 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 compensation by not 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 and 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, provided that a copy of the documents, signed as to form by General Counsel, is submitted to each Housing Commissioner.



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102 HCR24-039 Approval of the Operating Agreements between the San Diego Housing Commission and Hope the Mission to Operate the City of San Diego’s Storage Connect Centers

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

- 1) Approve the execution of a 13-month initial contract, with two one-year options to renew, with Hope the Mission to operate the City of San Diego’s Storage Connect Center I program at 116 South 20th St., San Diego, CA 92113, for a term of June 1, 2024, through June 30, 2025, with an annual budget of \$1,241,100. The requested action is contingent on the City of San Diego making funds available through its annual fiscal year budgeting process and exercising the first of three one-year options to renew the Master Memorandum of Understanding between the City of San Diego and the Housing Commission for the administration of homelessness programs.
- 2) Approve the execution of a 13-month initial contract, with two one-year options to renew, with Hope the Mission to operate the City of San Diego’s Storage Connect Center II program at 5453 Lea St., San Diego, CA 92105, for a term of June 1, 2024, through June 30, 2025, with an annual budget of \$602,700. The requested action is contingent on the City of San Diego making funds available through its annual fiscal year budgeting process and exercising the first of three one-year options to renew the Master Memorandum of Understanding between the City of San Diego and the San Diego Housing Commission for the administration of homelessness programs.
- 3) Authorize the Housing Commission’s President and Chief Executive Officer (President and 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.
- 4) Authorize the Housing Commission’s President and 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 of the City of San Diego, but only if and to the extent that funds are determined to be available for such purposes.



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DISCUSSION AGENDA

103 HCR24-044 Final Bond Authorization and Tax, Equity and Fiscal Responsibility Act Hearing and Resolution for Sea Breeze Gardens Apartments

Michelle Muniz, Director, Multifamily Housing Finance, Real Estate Division, presented the request for approval.

Public testimony by Joy Sunyata.

Motion by Vice Chair Clumpner to approve the staff recommendations. Seconded by Commissioner Hester and passed by a vote of 6-0.

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) and San Diego City Council (City Council) take the following actions:

Housing Commission

- 1) Hold a Tax Equity and Fiscal Responsibility Act (TEFRA) public hearing approving the Housing Authority's issuance of tax-exempt Multifamily Housing Revenue Bonds in an aggregate amount not to exceed \$75,000,000 to facilitate Sea Breeze Gardens Preservation LP's acquisition and rehabilitation of Sea Breeze Gardens, a 268-unit affordable housing development at 4808-4888 Logan Ave. in the Chollas Valley neighborhood in Council District 4, which will consist of 266 units that will remain affordable for 55 years for families earning 30 percent to 60 percent of the San Diego Area Median Income (AMI) and two unrestricted managers' unit.
- 2) Approve an updated financing team to include Jones Hall as Bond Counsel.

Housing Authority

- 1) Authorize the issuance of tax-exempt Multifamily Housing Revenue Bonds in an aggregate amount not to exceed \$75,000,000 to facilitate Sea Breeze Gardens Preservation LP's acquisition and rehabilitation of Sea Breeze Gardens, a 268-unit affordable housing development at 4808-4888 Logan Ave. in the Chollas Valley neighborhood in Council District 4 which will consist of 266 units that will remain affordable for 55 years for families earning between 30 percent to 60 percent of the San Diego Area Median Income (AMI) and two unrestricted manager's units.
- 2) Authorize the Housing Commission's President and Chief Executive Officer (President and 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 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.



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City Council

Adopt a Tax Equity and Fiscal Responsibility Act (TEFRA) resolution approving the issuance of tax-exempt Multifamily Housing Revenue Bonds in an aggregate amount not to exceed \$75,000,000 to facilitate Sea Breeze Gardens Preservation LP's acquisition and rehabilitation of Sea Breeze Gardens, a 268-unit affordable housing development at 4808-4888 Logan Ave. in the Chollas Valley neighborhood in Council District 4, which will consist of 266 units that will remain affordable for 55 years for families earning 30 percent to 60 percent of the San Diego Area Median Income (AMI) and two unrestricted managers' units.

104 HCR24-023 Proposed Fiscal Year 2025 City of San Diego Affordable Housing Fund Annual Plan

Suket Dayal, Executive Vice President of Business Administration and Chief Financial Officer, and Christelle Van Der Windt, Vice President of Financial Operations, presented the request for approval.

Motion by Commissioner Vásquez to approve the staff recommendations. Seconded by Commissioner Vice Chair Clumpner and passed by a vote of 5-0.

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

- 1) Approve the Proposed Fiscal Year (FY) 2025 City of San Diego Affordable Housing Fund Annual Plan Program Activity Allocation of \$39,403,834 in anticipated funds (also included in the proposed FY 2025 Housing Commission Budget), of which \$23,119,854 was approved in prior years, and the proposed Model Programs.
- 2) Authorize the Housing Commission's President and Chief Executive Officer (President and CEO), or designee, to reallocate funds among the proposed Model Programs included in the FY 2025 AHF Annual Plan in response to market demands and opportunities.

105 HCR24-028 Workshop & Discussion: San Diego Housing Commission Proposed Fiscal Year 2025 Budget

Jeff Davis, Deputy Chief Executive Officer, Suket Dayal, Executive Vice President of Business Administration and Chief Financial Officer, and Christelle Van Der Windt, Vice President of Financial Operations, presented an informational workshop regarding the San Diego Housing Commission's proposed Fiscal Year 2025 Budget. No action was taken on this item.

Vice Chair Clumpner requested that the Housing Commission Board of Commissioners (Board) send a letter to the Housing Authority of the City of San Diego. The letter is to request that if the homelessness shelter Mayor Todd Gloria has proposed at the warehouse site at Kettner Boulevard and Vine Street does not proceed as proposed, that the City reallocate the \$18 million outlined in the Mayor's proposed budget to



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the Housing Commission to fully fund the \$52 million needed in Fiscal Year 2025 to continue operations at City homelessness shelters and services programs that the Housing Commission administers on the City's behalf. The consensus of the Housing Commission Board, with Commissioner Cushman abstaining and Commissioner Hubbard absent, was to send the letter to the Housing Authority, as requested.

106 HCR24-038 Workshop & Discussion: Fiscal Year 2025 Moving to Work Annual Plan Amendment

This item was not presented.

ADJOURNMENT

Chair Mitchell adjourned the Regular Meeting at 11:35 a.m.

Respectfully submitted,

Scott Marshall

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

Approved by,

Jeff Davis

Jeff Davis
Deputy Chief Executive Officer
San Diego Housing Commission