



## MINUTES

**SAN DIEGO HOUSING COMMISSION  
MINUTES OF THE SPECIAL MEETING  
APRIL 2, 2021  
VIDEO CONFERENCE PURSUANT TO  
CALIFORNIA GOVERNOR GAVIN NEWSOM'S  
EXECUTIVE ORDER N-29-20**

### **ATTENDANCE**

Present:

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

### **10      CALL TO ORDER**

Chair Benvenuto 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 PRESIDENT & CHIEF EXECUTIVE OFFICER**

#### **COVID-19 Housing Stability Assistance Program Update**

Deputy Chief Executive Officer Jeff Davis provided an update about the City of San Diego's COVID-19 Housing Stability Assistance Program, which the San Diego Housing Commission (Housing Commission) administers. More than 14,800 applications have been started since the online application portal opened on March 15, 2021, of which more than 8,100 have been completed and approximately 6,700 are pending completion. The review and processing of these applications is ongoing. The San Diego Housing Commission (Housing Commission) anticipates beginning to disburse payments on behalf of eligible households in April. City of San Diego residents can apply at [covidassistance.sdhc.org](https://covidassistance.sdhc.org). Instructional videos to help guide tenants and



## Special Meeting Minutes of April 2, 2021

landlords through the application are available in English, Spanish and Vietnamese and are posted on the Housing Commission's website at [www.sdhc.org/covid19hsap](http://www.sdhc.org/covid19hsap). The Housing Commission also is continuing its extensive community outreach to raise awareness about the program. This includes, but is not limited to, mailing an informational postcard to approximately 170,000 households in the 10 City of San Diego ZIP Codes with the highest COVID-19 case rates that also are in the areas identified as Signature and Enterprise Communities through the Housing Commission's Choice Communities Initiative; the placement of English- and Spanish-language television and radio ads that began airing on March 15 and will continue through the end of April; ads in community newspapers such as Voice & Viewpoint, El Latino and Filipino Press; billboards in Council Districts 8 and 9; bus benches in Council Districts 4, 8 and 9; and ads inside buses and trolleys that serve South Bay and downtown San Diego. Commissioner Mitchell hosted a "call to action" meeting that brought together food banks, health care providers, labor organizations, and community leaders to expand the number of organizations helping to raise awareness about the program. In addition, news conferences were held on March 15 with Mayor Todd Gloria, Councilmember Vivian Moreno and the Chicano Federation for the program launch and on March 22 with Mayor Gloria, Councilmember Raul Campillo, Commissioner Hester, Unite Here Local 30 and the California Restaurant Association to encourage low-income workers in San Diego to apply.

### **Conclusion of Operation Shelter to Home**

Executive Vice President of Strategic Initiatives Lisa Jones provided an update on the conclusion of operations of the temporary shelter at the Convention Center for San Diegans experiencing homelessness, known as Operation Shelter to Home. This initiative's objectives included preventing the spread of COVID-19 and facilitating system-wide changes in the homelessness crisis response system. Operation Shelter to Home provided shelter and services to 4,198 unduplicated individuals. The initiative conducted 14,699 COVID-19 tests, of which 256 were positive, for a rate of 1.7 percent. The Housing Commission's HOUSING FIRST – SAN DIEGO staff were repurposed to become the Housing Navigation Team for Operation Shelter to Home, with support from the Regional Task Force on the Homeless Coordinated Entry System and Homeless Management Information System staff. The Housing Navigation Team focused on housing options and housing placement for individuals residing at the Convention Center or in the City of San Diego interim shelter programs that continued to operate at reduced capacity during the pandemic. More than 1,400 individuals obtained permanent or longer-term housing, and the Housing Navigation Team continues to work with more than 300 individuals who are matched to Coordinated Entry System resources. In addition, the Housing Commission purchased two extended-stay hotel properties to create 332 permanent affordable housing units with supportive services. These units are now more than 95 percent occupied. Operation Shelter to Home concluded last week and the existing shelter system was reactivated. The City of San Diego, the Housing Commission and service providers worked to reconfigure the shelters to mitigate the spread of COVID-19 and implemented operational practices that mirror the practices that helped prevent the spread of COVID-19 at the Convention Center. Takeaways from Operation Shelter to Home include new and stronger collaboration, system change, deep data analysis conducted in a new and more comprehensive way, streamlining Coordinated Entry System processes, centralizing



## Special Meeting Minutes of April 2, 2021

shelter intake processes to be more client-focused and more accessible, and housing-focused shelter practices.

### **Virtual Grand Opening of Affordable Housing in Mission Valley**

On Tuesday, March 30, 2021, President & CEO Gentry participated in a virtual grand opening event to celebrate more than 300 new affordable rental apartments. The Siena and Stylus developments provide affordable housing for families and seniors in the Civita master-planned community in Mission Valley. California State Treasurer Fiona Ma and City Councilmember Raul Campillo were among the additional speakers for this event. The Housing Commission authorized the issuance of more than \$58 million in Multifamily Housing Revenue Bonds to support the construction of Stylus. Siena was the result of the City's Inclusionary Housing regulations. The housing units at these properties will remain affordable for 55 years.

### **'Pillars of Industry' Awards for SDHC Partnership Developments**

Two Housing Commission partnership developments were recognized with "Pillars of the Industry" awards from the National Association of Home Builders (NAHB). The awards highlight creative development concepts, innovative financing, great design, and superior management and marketing in multifamily housing. The award for "Best Affordable Apartment Community Over 100 units" went to the Bluewater and Stella project. These are adjacent properties that provide 158 affordable rental housing units—of which 83 are for individuals and veterans who experienced homelessness. The Zephyr development received the award for "Best Adaptive Reuse." This project converted a motel into 84 permanent supportive housing units for veterans who experienced homelessness. Both of the award-winning projects were developed by Affirmed Housing. The Housing Commission awarded loans and rental housing vouchers to support both projects.

### **Senior Leadership Updates**

President & CEO Gentry announced that Senior Vice President Michael Pavco's last day with the Housing Commission is April 2, 2021. He will take on a new role as the executive director for a nonprofit organization in Virginia. He has been an essential part of the Housing Commission's work to create and preserve affordable rental housing, and he will be missed. With his departure, Mr. Gentry is updating the Housing Commission's leadership structure with two promotions. Emily S. Jacobs has been promoted to Executive Vice President of Real Estate and Azucena Valladolid has been promoted to Executive Vice President of Rental Assistance.

## **50      APPROVAL OF THE MINUTES**

The minutes of the Special Housing Commission meetings of March 5, 2021, and March 19, 2021, were approved with a motion to correct a typographical error in the March 5 minutes regarding the spelling of AFSCME. The motion by Commissioner Davis, seconded by Commissioner Hester, passed by a vote of 7-0.



Special Meeting Minutes of April 2, 2021

**ACTION AGENDA:**

**100 HCR21-031 Proposed Fiscal Year 2022 City of San Diego Affordable Housing Fund Annual Plan**

Tracey McDermott, Senior Vice President & Chief Financial Officer, San Diego Housing Commission, presented the request for approval.

Motion by Commissioner Akers 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 that the San Diego City Council (City Council) take the following actions:

1. Approve the Proposed Fiscal Year 2022 (FY 2022) City of San Diego Affordable Housing Fund (AHF) Annual Plan (Annual Plan) Program Activity Allocation of \$60,213,486 in anticipated funds (also included in the FY 2022 Housing Commission Proposed Budget) and the proposed Model Programs; and
2. Authorize the Housing Commission's President & Chief Executive Officer (President & CEO), or designee, to reallocate funds among the proposed Model Programs included in the FY 2022 AHF Annual Plan in response to market demands and opportunities.

**101 HCR21-043 Preliminary Bond Authorization, and Tax Equity and Fiscal Responsibility Act (TEFRA) Hearing for EPOCA 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 Akers and passed by a vote of 7-0.

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

- 1) Approve the following preliminary steps to issue Housing Authority of the City of San Diego (Housing Authority) tax-exempt Multifamily Housing Revenue Bonds to facilitate the development of EPOCA Apartments, which will be part of a larger, to-be-developed master-planned community at 2240 Cactus Road in the Otay Mesa neighborhood, which will consist of 119 units affordable for 55 years for individuals and families earning 50 percent to 60 percent of San Diego's Area Median Income (AMI) and one unrestricted manager's unit:

Special Meeting Minutes of April 2, 2021

- a. Issue a bond inducement resolution (Declaration of Official Intent) for up to \$40,000,000 in tax-exempt Multifamily Housing Revenue Bonds and \$15,000,000 in taxable bonds supporting the development of EPOCA Apartments by a limited partnership formed by ColRich California Realty, LLC.,
  - 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 \$40,000,000 for EPOCA Apartments; and
  - c. Approve the financing team of Quint & Thimmig as Bond Counsel and PFM as Financial Advisor;
- 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 \$40,000,000 to facilitate the development of EPOCA Apartments.

**102 HCR21-045 Radisson Hotel Affordable Housing Loan Recommendation, Preliminary Bond Authorization, and Tax Equity and Fiscal Responsibility Act (TEFRA) Hearing**

Jennifer Kreutter, Director of Multifamily Housing Finance, Real Estate Division, presented the request for approval.

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

That the San Diego Housing Commission (Housing Commission) take the following actions as described in this report:

- 1) Approve a Housing Commission residual receipts loan of up to \$4,500,000 to, a to-be formed California limited partnership, formed by Affirmed Housing Group, Inc., (Affirmed), to finance the proposed acquisition and new construction of RB Radisson Hotel Conversion, located at 11520 West Bernardo Court, San Diego, which will consist of 175 affordable rental housing units for seniors age 55 and older that will remain affordable for 55 years and three unrestricted manager's units.

Special Meeting Minutes of April 2, 2021

The Housing Commission's proposed loan will be contingent upon the developer receiving all necessary third-party funding commitments as described in this report. Such third-party funding commitments will be subject to the Housing Commission General Counsel's approval.

- 2) Authorize the President and Chief Executive Officer (President & CEO), or designee:
  - a. To execute any and all documents necessary to effectuate the transaction and implement the project in a form approved by the General Counsel, and to take such actions as are necessary, convenient, and/or appropriate to implement the approvals upon advice of the General Counsel.
  - b. To adjust financing terms/conditions, as necessary, for consistency with requirements of other funding sources or to accommodate market changes that may occur, provided that the proposed \$4,500,000 maximum loan amount may not increase.
  - c. To substitute approved funding sources with any other available funds as deemed appropriate, contingent upon budget availability, and further authorize the President & CEO, or designee, to take such actions as are necessary, convenient, and/or appropriate to implement this approval and delegation of authority by the Housing Commission upon advice of the General Counsel.
- 3) Take the initial steps to issue Housing Authority of the City of San Diego tax-exempt Multifamily Housing Revenue Bonds and taxable bonds to facilitate the acquisition and renovation of an affordable housing development at 11520 West Bernardo Court in the Rancho Bernardo Community, which will consist of 175 studio units affordable for 55 years for low-income seniors earning from 40 percent to 60 percent of the San Diego Area Median Income and three unrestricted manager's unit.
  - a. Issue a bond inducement resolution (Declaration of Official Intent) for up to \$32,500,000 in tax-exempt Multifamily Housing Revenue Bonds supporting the development of RB Radisson Hotel Conversion Apartments by a to-be-formed California Limited Partnership, and entity of Affirmed Housing Group, Inc.;
  - 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 \$32,500,000 for RB Radisson Hotel Conversion Apartments; and
  - c. Approve the financing team of Orrick, Herrington & Sutcliffe LLP as Bond Counsel and Ross Financial as Financial Advisor;
- 4) Authorize the 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.



## Special Meeting Minutes of April 2, 2021

- 5) 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 \$32,500,000 to facilitate the development of RB Radisson Hotel Conversion Apartments.

### **103 HCR21-032 Workshop & Discussion: San Diego Housing Commission Proposed Fiscal Year 2022 Budget**

Jeff Davis, Deputy Chief Executive Officer, Suket Dayal, Executive Vice President of Business Administration, and Tracey McDermott, Senior Vice President and Chief Financial Officer, presented the informational workshop regarding the proposed Fiscal Year 2022 Budget for the San Diego Housing Commission.

### **CLOSED SESSION**

The San Diego Housing Commission convened in closed session to consider 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 LEGAL COUNSEL—ANTICIPATED LITIGATION pursuant to Government Code Section 54956.9(b):  
  
One (1) matter:  
Commissioners met in Closed Session to consider the Closed Session Agenda.  
This matter was informational only. No action was taken.
- V. Announcement of Actions Taken in Closed Session.

Closed session items were introduced in open session at 10:58 a.m. and members of the public were given the opportunity to make public comment on the matters before the Housing Commission convened in closed session. No public comments were made.



Special Meeting Minutes of April 2, 2021

**ADJOURNMENT**

Chair Benvenuto adjourned the Special Meeting at 11:13 a.m.

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