



SAN DIEGO
HOUSING
COMMISSION

MINUTES

**SAN DIEGO HOUSING COMMISSION
MINUTES OF THE REGULAR MEETING
JANUARY 11, 2019
SMART CORNER
4th FLOOR CONFERENCE ROOM
1122 BROADWAY
SAN DIEGO, CALIFORNIA 92101**

ATTENDANCE

Present:

Chair Frank Urtasun
Commissioner Stefanie Benvenuto
Commissioner Ryan Clumpner
Commissioner Margaret Davis
President & CEO Richard C. Gentry
General Counsel Charles Christensen

Absent:

Commissioner Johanna Hester
Commissioner Kellee Hubbard
Commissioner Tim Walsh

10 CALL TO ORDER

Chair Urtasun called the Regular Meeting to order at 9:02 a.m.

20 NON-AGENDA PUBLIC COMMENT

Martha Welch spoke about housing rules.

30 COMMISSIONER COMMENTS

There were no Commissioner comments.

40 REPORT BY PRESIDENT & CHIEF EXECUTIVE OFFICER

Vista del Puente Grand Opening

The San Diego Housing Commission (Housing Commission) partnership development Vista del Puente celebrated its grand opening on December 18, 2018. This development is supported by



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HOUSING FIRST – SAN DIEGO, the Housing Commission’s homelessness action plan. Vice Chair Benvenuto joined Council President Georgette Gómez; San Diego County Supervisor Ron Roberts; Rufus Washington, director of the U.S. Department of Housing and Urban Development’s regional Community Planning and Development field office in Los Angeles; and additional partners for the grand opening ceremony. The development partners for Vista Del Puente are National Community Renaissance and Townspeople.

LISC Neighborhood Catalyst Fund

Chair Urtasun participated with San Diego Mayor Kevin Faulconer, Council President Georgette Gómez, and additional housing partners at a Local Initiatives Support Corporation (LISC) news conference on December 19, 2018. LISC announced a new fund that will support the creation of additional affordable housing. The LISC Neighborhood Catalyst Fund will provide low-interest and longer-maturity loans for the predevelopment of affordable housing developments.

The 13th Project Homeless Connect

The 13th Project Homeless Connect – Downtown San Diego will take place on Wednesday, January 30, 2019, at Golden Hall in the San Diego Concourse. The Housing Commission is the lead organizer for this one-day resource fair for San Diegans experiencing homelessness. Major organizing partners are: the City of San Diego, Interfaith Shelter Network, Family Health Centers of San Diego, and Father Joe’s Villages.

Point-in-Time Count

The annual Point-in-Time Count of individuals experiencing homelessness will take place on January 25, 2019. The Regional Task Force on the Homeless coordinates this regional census of homeless individuals. This count is essential to obtaining federal funding for local homelessness programs. Several Commissioners have participated in both Project Homeless Connect and the Point-in-Time Count in previous years and are invited to participate again this year.

Free Tax Prep San Diego

President & CEO Gentry joined California State Senate President Pro Tem Toni Atkins and Assemblymember Todd Gloria on January 11, 2019, to announce the Free Tax Prep San Diego initiative for the upcoming tax season. This initiative helps households with lower incomes prepare and file their taxes for free and potentially add up to thousands of dollars to their refund through Earned Income Tax Credits. Partners also include San Diego City-County Reinvestment Task Force; San Diego Earned Income Tax Credit Coalition, led by the United Way of San Diego County; and founding corporate partner Citi Community Development, which is affiliated with Citibank.

Federal Government Shutdown

President & CEO Gentry shared that the U.S. Department of Housing and Urban Development (HUD), one of the departments impacted by the partial federal government shutdown, has indicated that funding committed before the shutdown began is available and will be provided for the month of February. This funding will enable the Housing Commission to make payments to landlords for our



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rental assistance participants, as planned. Due to the Housing Commission's ongoing prudent fiscal management, the agency is in a better position than most public housing authorities across the country to continue its programs during the partial federal government shutdown.

50 APPROVAL OF THE MINUTES

The minutes of the Regular Housing Commission meeting of November 30, 2018, were approved on a motion by Commissioner Urtasun, seconded by Commissioner Davis, and passed by a vote of 4-0.

CONSENT AGENDA:

Motion by Commissioner Davis to approve the items listed below on consent. Seconded by Commissioner Clumpner and passed by a vote of 4-0.

101 HCR19-003 Final Bond Authorization for West Park

That the San Diego Housing Commission (Housing Commission) recommend that the Housing Authority of the City of San Diego (Housing Authority) authorize the issuance of up to \$9,000,000 in tax-exempt Multifamily Housing Revenue Bonds to facilitate HDP West Park L.P.'s rehabilitation of West Park, a 47-unit development, located at 1830 Fourth Avenue, San Diego, in the Bankers Hill/Park West neighborhood of the Uptown community planning area, which will remain affordable for 55 years.

103 HCR19-002 Actions Establishing President & Chief Executive Officer Compensation for Period of September 19, 2018, through September 18, 2019, as recommended by the Ad Hoc CEO Performance Evaluation Committee of the San Diego Housing Commission

That the Board of Commissioners for the San Diego Housing Commission (Board) establish the CEO's compensation package retroactively to September 19, 2018, to coincide with the anniversary date of the commencement of employment, as authorized by the Employment Agreement, and as recommended by the CEO Performance Evaluation Ad Hoc Committee, consisting of the Chair Frank Urtasun and Vice Chair Stefanie Benvenuto, for the period of September 19, 2018, through September 18, 2019, specifically:

1. Increase the CEO's current base salary by 3 percent for the period of September 19, 2018, through September 18, 2019, (the Compensation Period), in consideration of the outstanding/excellent work of the CEO as determined by the Board, and consistent with the 3 percent cost-of-living salary increase approved for all San Diego Housing Commission (Housing Commission) employees;



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2. Maintain the CEO's current compensation package as referenced within the report for the period of September 19, 2017, through September 18, 2018, except as expressly modified by Items 1 and 3 of these recommendations; and
3. Approve a \$25,000.00 incentive performance payment in recognition of the CEO's accomplishment of all of the goals set at the CEO's last evaluation and his extraordinary performance.

ACTION AGENDA:

100 HCR19-001 Election of Officers for Calendar Year 2019

Motion by Chair Urtasun to elect Commissioner Benvenuto as Chair for 2019, and passed by a vote of 4-0.

Motion by Commissioner Urtasun to elect Commissioner Clumpner as Vice Chair for 2019, and passed by a vote of 4-0.

102 HCR19-004 Preliminary Bond Authorization for Keeler Court Apartments

Colin Miller, Vice President, Multifamily Housing Finance, and Tina Kessler, Housing Programs Manager, Real Estate Division, presented the request for approval.

Martha Welch spoke in favor.

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

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

Housing Authority:

- 1) Approve the following steps to issue Housing Authority tax-exempt Multifamily Housing Revenue Bonds for Keeler Court Apartments, a proposed 71-unit new construction affordable rental housing development, located at 1290-1294 Keeler Court, San Diego 92113, which will remain affordable for 55 years:
 - a. Issue a bond inducement resolution (Declaration of Official Intent) for up to \$25,000,000 in Multifamily Housing Revenue Bonds for the acquisition and construction of Keeler Court Apartments by Community Housing Works;



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- 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 \$25,000,000 for Keeler Court Apartments;
 - c. Approve the financing team of Kutak Rock, LLP as Bond Counsel and PFM as Financial Advisor; and
- 2) Authorize the Housing Commission 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.

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 \$25,000,000.

**104 HCR19-014 Workshop & Discussion: San Diego Housing Commission
Administrative Services**

This item was removed from the agenda.

ADJOURNMENT:

Chair Benvenuto adjourned the Regular Meeting at 9:23 a.m.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "SM", written over a horizontal line.

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

Approved by,

A handwritten signature in blue ink, appearing to read "RCG", written over a horizontal line.

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