



MINUTES

SAN DIEGO HOUSING COMMISSION
MINUTES OF THE SPECIAL MEETING
JULY 18, 2019
SMART CORNER
4th FLOOR CONFERENCE ROOM
1122 BROADWAY
SAN DIEGO, CALIFORNIA 92101

ATTENDANCE

Present:

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

Absent:

Commissioner Johanna Hester
Commissioner Frank Urtasun
Commissioner Tim Walsh

10 CALL TO ORDER

Chair Benvenuto called the Special Meeting to order at 9:05 a.m.

20 NON-AGENDA PUBLIC COMMENT

There were no public comments.

30 COMMISSIONER COMMENTS

There were no Commissioner comments.

40 REPORT BY PRESIDENT & CHIEF EXECUTIVE OFFICER

State Assembly Select Committee on Housing Affordability for the Middle and Working Class

On July 17, 2019, the San Diego Housing Commission (Housing Commission) hosted a meeting of the California Assembly Select Committee on Housing Affordability for the Middle and Working Class, chaired by California Assemblymember Todd Gloria. The meeting included presentations about the use of state and local agency surplus land for middle-income and affordable housing; the implementation of the Permit Streamlining Act, which requires local agencies to act on development



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projects within specific time limits; and how middle-income housing production can help the state meet its climate goals.

Town & Country Grand Reopening

Housing Commission Chair of the Board Stefanie Benvenuto joined Mayor Kevin L. Faulconer and Chelsea Investment Corporation (Chelsea) for the grand reopening of Town & Country apartments on July 15, 2019. The Housing Commission acquired the property in 2017, and worked with its nonprofit affiliate, Housing Development Partners, and Chelsea to complete comprehensive renovations at this property. This project converted 46 previously market-rate units into affordable housing and extended the affordability of 97 units. All 143 units at Town & Country will remain affordable for 55 years.

“Cost of Home” National Affordable Housing Advocacy Campaign Launch

President & CEO Gentry joined San Diego City Councilmembers Vivian Moreno and Chris Ward and additional partners in the community for the local launch of Habitat for Humanity’s national advocacy campaign, “Cost of Home,” on July 8, 2019. This campaign seeks to identify solutions and policies at all levels of government that will address housing affordability.

Downtown San Diego Partnership Family Reunification Expansion News Conference

On June 28, 2019, President & CEO Gentry joined Mayor Kevin L. Faulconer, Councilmember Chris Ward and the Downtown San Diego Partnership to announce the expansion of the Family Reunification Program. This program is part of HOUSING FIRST – SAN DIEGO, the Housing Commission’s homelessness action plan. The Family Reunification Program collaborates with local service agencies in the City of San Diego and the San Diego Police Department’s Homeless Outreach Team. It reconnects individuals and families living on the streets or in emergency shelters with family or other support systems through relocation assistance and follow-up services. The expanded program is expected to assist 1,400 individuals in Fiscal Year 2020.

NAHRO Awards of Merit Presented to San Diego Housing Commission

The National Association of Housing and Redevelopment Officials (NAHRO) presented three Awards of Merit to the Housing Commission at NAHRO’s summer conference in Boston, Massachusetts, on July 11, 2019. Housing Commission Chair of the Board Stefanie Benvenuto, Vice Chair of the Board Ryan Clumpner and Commissioner Margaret Davis accepted the awards. The NAHRO Awards of Merit recognized the Housing Commission’s Housing Affordability Recommendations, initially published in 2015, with two follow-up reports in 2017 and 2018; the comprehensive redesign of the Housing Commission’s website last year; and the Rental Assistance Division’s completion of a business process re-engineering program.

50 APPROVAL OF THE MINUTES

The minutes of the Regular Housing Commission meeting of June 14, 2019, were approved on a motion by Commissioner Davis, seconded by Commissioner Hubbard, and passed by a vote of 4-0.



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CONSENT AGENDA:

Motion by Vice Chair Clumpner to approve items 100 and 101 on consent. Seconded by Commissioner Hubbard and passed by a vote of 4-0.

100 HCR19-095 Award of Landscape and Irrigation Maintenance Service Contract

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

- 1) Approve the award of a one-year contract to NatureScape Services, Inc. in an amount not to exceed \$425,000. The contract term shall be for a one-year period, with four one-year renewal options based on the needs of the Housing Commission.
- 2) Authorize the President & Chief Executive Officer (President & CEO), or designee, to substitute the funding sources with other available funding sources provided that the total program/project budget amount after substitution does not exceed the approved total budget, should the operational need arise or should such actions be to the benefit of the Housing Commission and its mission; and
- 3) Authorize the 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 take such actions as are necessary and/or appropriate to implement these approvals.

101 HCR19-081 Lease Extension for TAL Store 828, LLC at the Smart Corner Building

That the San Diego Housing Commission take the following actions:

- 1) Approve a lease extension for TAL Store 828, LLC for an additional period of five years, in addition to the current five-year renewal option, that substantially conforms to the lease attached to this report; and
- 2) Authorize the 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.



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ACTION AGENDA:

102 HCR19-077 Preliminary Bond Authorization for Courthouse Commons

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

Motion by Commissioner Davis 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 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:

- 1) Approve the following steps to issue Housing Authority tax-exempt Multifamily Housing Revenue Bonds to facilitate the development of Courthouse Commons, a 431-unit, mix-use development, located in the Civic Core Neighborhood of Downtown San Diego, which will include 86 units that will remain affordable for 55 years:
 - a. Issue a bond inducement resolution (Declaration of Official Intent) for up to \$235,000,000 in Multifamily Housing Revenue Bonds for the development of Courthouse Commons by a limited partnership formed by Holland Partners Group, 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 \$235,000,000 for Courthouse Commons;
 - c. Approve the financing team of Jones Hall as Bond Counsel and Ross Financial 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 \$235,000,000 to facilitate the development of Courthouse Commons.



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103 HCR19-057 Final Bond Authorization for Wesley Terrace

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

Motion by Vice Chair Clumpner to take the following staff recommended actions. Seconded by Commissioner Hubbard 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) authorize the issuance of up to \$22,000,000 in tax-exempt Multifamily Housing Revenue Bonds to facilitate Wesley Terrace Partners, LP's acquisition and rehabilitation of Wesley Terrace, a 161-unit rental housing development, located at 5343 Monroe Avenue, San Diego 92115, in the College Area of City Council District 9, which will consist of 159 units that will remain affordable for 55 years and two unrestricted managers' units.

104 HCR19-096 Workshop & Discussion: Property Management and Property Maintenance Departments

NO ACTION WAS REQUIRED ON THE PART OF THE HOUSING COMMISSION

Jennifer McKinney, Vice President, Real Estate Operations, Real Estate Division, and Jason Woo, Housing Programs Manager, Real Estate Division, presented a workshop on the activities within the Property Management and Property Maintenance departments at the San Diego Housing Commission.

ADJOURNMENT:

Chair Benvenuto adjourned the Regular Meeting at 9:54 a.m.

Respectfully submitted,

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

Approved by,

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