



# MINUTES

**SAN DIEGO HOUSING COMMISSION  
MINUTES OF THE SPECIAL MEETING  
APRIL 6, 2023  
SMART CORNER  
4<sup>TH</sup> FLOOR CONFERENCE ROOM  
1122 BROADWAY  
SAN DIEGO, CA 92101**

## **ATTENDANCE**

Present:

Chair Eugene “Mitch” Mitchell  
Vice Chair Ryan Clumpner  
Commissioner Stefanie Benvenuto  
Commissioner Melinda K. Vásquez  
Interim President & CEO Jeff Davis  
General Counsel Charles Christensen

Not present:

Commissioner Johanna Hester  
Commissioner Kellee Hubbard

## **10 CALL TO ORDER**

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

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

Roslyn Cassidy, organizing representative with Service Employees International Union (SEIU), Local 221, spoke about the San Diego Housing Commission’s (Housing Commission) requirement for residency within 100 miles for working remotely.

Crystal Irving, President of SEIU Local 221, spoke about the rights of workers and representation.

## **30 COMMISSIONER COMMENTS**

Vice Chair Clumper thanked Housing Commission staff and City Council President Sean Elo-Rivera’s office for efforts to assist transition-age youth experiencing homelessness, including the LGBTQ+ population.

Chair Mitchell expressed appreciation for the Housing Commission staff for the vital work they are doing.



Regular Meeting Minutes of April 6, 2023

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

##### **Amanecer Apartments Grand Opening**

A new affordable rental housing development built in collaboration with the Housing Commission celebrated its grand opening during the Housing Commission Board of Commissioners meeting on April 6, 2023. Vice President of Multifamily Housing Finance Jennifer Kreutter represented the Housing Commission at the grand opening. Previously known as Ulric Street Apartments, the development's name changed to Amanecer, the Spanish word for dawn. This development provides 95 affordable rental apartments for families with low income and veterans experiencing chronic homelessness. The apartments will remain affordable for 55 years for households with income up to 60 percent of the Area Median Income, which is \$78,060 per year for a family of four. The Housing Commission awarded a \$7 million loan to support the development and 10 veterans' affairs supportive housing—or VASH—vouchers to help pay rent for veterans who previously experienced homelessness. The Housing Commission Board approved the loan, more than \$28.9 million in tax-exempt Multifamily Housing Revenue Bonds and \$6 million in taxable bonds for the financing for this project. The bonds were also approved by Housing Authority of the City of San Diego. Community Housing Works developed this property in the Linda Vista community.

##### **National Award of Excellence for Accessory Dwelling Unit Development Pilot Program**

The Housing Commission received a prestigious Award of Excellence from the National Association of Housing and Redevelopment Officials (NAHRO) at an awards ceremony March 21, 2023. The award honored the Housing Commission's pilot program to build accessory dwelling units at single-family homes the Housing Commission owns. The Housing Commission also created a comprehensive report to share key takeaways and "lessons learned" to help San Diego homeowners interested in building ADUs on their property. This program was one of only 20 programs or projects nationwide that received NAHRO Awards of Excellence this year. More information about the ADU program and "lessons learned" report is available online at [www.sdhc.org/adu](http://www.sdhc.org/adu).

##### **San Diego Housing Commission Computer Giveaway**

Through a partnership with the San Diego Futures Foundation, the Housing Commission is making quality computers, laptops and tablets available at no cost to Housing Commission Achievement Academy participants and residents of the Housing Commission's affordable housing properties. These are devices previously used by Housing Commission employees for their professional responsibilities. The devices have been retired but remain in good condition. From March 14 through March 31, 2023, 913 people signed up to be considered for a device. From this list, 80 people were selected at random to receive one of the available devices. Housing Commission staff will notify those people that they have been chosen and provide directions for them to pick up their device from the San Diego Futures Foundation. Mr. Davis acknowledged the Housing Commission Achievement Academy for leading this effort and the Housing Commission Information Technology Department for developing the idea for this partnership with the Futures Foundation and for securing the devices to make them ready to give away. This is part of the Housing Commission's Digital Inclusion efforts to help bridge the "digital divide" for families with low income.



Regular Meeting Minutes of April 6, 2023

**50 APPROVAL OF THE MINUTES**

The minutes of the February 9, 2023, Special Meeting and March 17, 2023, Regular Meeting, were approved on a motion by Commissioner Benvenuto, seconded by Vice Chair Clumpner and passed by a vote of 4-0.

**CONSENT AGENDA:**

Motion by Commission Vásquez to approve Items 100, 101, and 102 listed below on consent. Seconded by Vice Chair Clumpner and passed by a vote of 4-0.

**100 HCR23-025 Application for State of California Housing and Community Development Infill Infrastructure Grant Catalytic Qualifying Infill Area (IIGC) Program**

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

- 1) Authorize the Housing Commission's President and Chief Executive Officer (President & CEO), or designee, to apply on behalf of the Housing Authority of the City of San Diego (Housing Authority) and any developer for maximum funding as outlined in the guidelines from the State of California's Infill Infrastructure Grant Catalytic Qualifying Infill Area (IIGC) Program in response to the Notice of Funding Availability (NOFA) issued in March 2023 and any subsequent NOFAs issued for affordable housing activities in the City of San Diego.
- 2) Authorize the Housing Commission's 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, provided that a copy of the documents, signed as to form by General Counsel, is submitted to each Housing Commissioner.

**101 HCR23-047 Approval of the Sole Source Justification and Operating Agreement between the San Diego Housing Commission and St. Vincent de Paul Village, Inc., doing business as Father Joe's Villages, to Operate the City of San Diego's Bishop Maher Interim Shelter Program**

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

- 1) Authorize the Housing Commission to enter into an agreement with St. Vincent de Paul Village, Inc. in the amount of \$572,900 for an initial term of July 1, 2023, through June 30, 2024, with four one-year options for renewal, contingent on funding being made available for that purpose and the continuance or extension of the Memorandum of Understanding (MOU) with the City of San Diego for oversight and administration of the City's Homeless Shelters and Services Programs (current term ends June 30, 2024), to provide interim shelter and services for persons experiencing homelessness at the City of San Diego's Bishop Maher Interim Shelter Program at



Regular Meeting Minutes of April 6, 2023

1506 Commercial Street, San Diego, CA 92113. The funding source for the initial operating term is expected to be City General Fund.

- 2) Authorize the Housing Commission's President and 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, provided that a copy of the documents, signed as to form by General Counsel, are submitted to each Housing Commissioner.
- 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 of the City of San Diego (Housing Authority), but only if and to the extent that funds are determined to be available for such purposes.

**102    HCR23-043    Approval of an operating agreement between the San Diego Housing Commission and San Diego Youth Services to operate the Youth Emergency Shelter Program for Runaway and Homeless Youth ages 12 to 17**

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

- 1) Authorize the Housing Commission to enter into an agreement with San Diego Youth Services (SDYS) in the amount of \$326,173 for an initial term of July 1, 2023, through June 30, 2024, with four one-year options for renewal, contingent on funding being available for that purpose, to provide interim shelter and services for youth ages 12-17 experiencing homelessness at the Youth Emergency Shelter Program for Runaway and Homeless Youth (RHY) at 3427 Fourth Ave., San Diego, CA 92103. The funding source for the initial operating term is anticipated to be Homeless Housing, Assistance and Prevention (HHAP) and is contingent on the City of San Diego making the funding available for this purpose in the FY2024 budgeting process.
- 2) Authorize the Housing Commission's President and 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, provided that a copy of the documents, signed as to form by General Counsel, are submitted to each Housing Commissioner.
- 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 Housing Authority, but only if and to the extent



Regular Meeting Minutes of April 6, 2023

that funds are determined to be available for such purposes.

## **DISCUSSION AGENDA**

### **103    HCR23-040    Approval of the Contract between the San Diego Housing Commission and The San Diego LGBT Community Center to Operate the LGBTQ+ Affirming Shelter and Outreach Program for Transition-Age Youth**

Casey Snell, Vice President of Administration of Homelessness Initiatives, and Jonathan Herrera, Special Programs Manager & Senior Policy Advisor, Homeless Housing Innovations Division, presented the request for approval.

Samantha Schwimmer spoke in favor.

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

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

- 1) Authorize the Housing Commission to enter into an agreement with The San Diego LGBT Community Center (The Center) in the amount of \$704,190 which includes \$325,000 for one-time startup costs) for an initial term of March 20, 2023, through June 30, 2023, with an annualized budget of \$1,646,801 with two one-year options for renewal, contingent on funding being made available for that purpose, to operate the LGBTQ+ Affirming Shelter and Outreach Program at a to-be-determined existing facilities and as approved by the Housing Commission's President and Chief Executive Officer (President & CEO), or designee, for Transition-Age Youth (TAY) experiencing homelessness. Funding source for the initial term will be the City of San Diego General Fund.
- 2) Authorize the Housing Commission's 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, provided that a copy of the documents, signed as to form by General Counsel, are submitted to each Housing Commissioner.
- 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 of the City of San Diego, but only if and to the extent that funds are determined to be available for such purposes.



Regular Meeting Minutes of April 6, 2023

**104 HCR23-045 Preliminary Bond Authorization and Tax Equity and Fiscal Responsibility Act (TEFRA) Hearing for Cuatro at City Heights**

Colin Miller, Senior Vice President, Housing Finance and Property Management, Real Estate Division, presented the request for approval.

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

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

- 1) Approve the following steps to issue up to \$50,000,000 in Housing Authority of the City of San Diego tax-exempt Multifamily Housing Revenue Bonds and taxable bonds in an amount not to exceed \$20,000,000 to facilitate the construction of a new 117-unit affordable housing scattered site development at 4050 El Cajon Blvd. and 3951, 4050 and 4102-4122 University Avenue South in the City Heights neighborhood of San Diego, which will consist of 115 units affordable for 55 years for individuals and families earning 30 percent to 60 percent of San Diego's Area Median Income (AMI) and two unrestricted managers' units:
  - a. Issue a bond inducement resolution (Declaration of Official Intent) for up to \$50,000,000 in tax-exempt Multifamily Housing Revenue Bonds supporting Cuatro at City Heights' development by Cuatro at City Heights LP, a California limited partnership;
  - 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 \$50,000,000 for Cuatro at City Heights LP, a California limited partnership; and
  - c. Approve the financing team of Squire Patten Boggs as the Bond Counsel and Public Financial Management (PFM) as the Financial Advisor.
- 2) Authorize the Housing Commission's President and 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 \$50,000,000 to facilitate the development of Cuatro at City Heights.



Regular Meeting Minutes of April 6, 2023

**105 HCR23-046 Loan Recommendation, Loan Modification, Preliminary Bond Authorization, and Tax Equity and Fiscal Responsibility Act (TEFRA) Hearing for Hacienda Townhomes**

Colin Miller, Senior Vice President, Housing Finance and Property Management, Real Estate Division, presented the request for approval.

Motion by Commissioner Benvenuto to take the staff-recommended actions. Seconded by Commissioner Vásquez and passed by a vote of 4-0.

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

- 1) Approve a Housing Commission forgivable loan in an amount not to exceed \$2,200,000 to Casa Nueva II L.P., a California limited partnership (Hacienda) at 350 17th Street, San Diego, with 51 affordable rental housing units that will remain affordable for 55 years for households with incomes of 30 percent to 60 percent of San Diego's Area Median Income (AMI) and one unrestricted manager's unit.

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's General Counsel's approval.

- 2) Approve the transfer, restructuring and extension of the affordability term of an existing Housing Commission loan, currently estimated at \$2,901,680, from the owner Hacienda Townhomes Ltd., (HT Ltd.) to Casa Nueva II L.P., a California limited partnership:
- 3) Authorize the Housing Commission's President and Chief Executive Officer (President & CEO), or designee, to:
  - a. Execute all necessary documents and instruments to effectuate these transactions 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, provided that a copy of the documents, signed as to form by General Counsel, is submitted to each Housing Commissioner;
  - b. Adjust financing terms/conditions, as necessary, for consistency with requirements of other funding sources or to accommodate market changes that may occur for the proposed and existing Housing Commission loans, provided that the proposed \$2,200,000 maximum Housing Commission loan amount may not increase; and
  - c. 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.



Regular Meeting Minutes of April 6, 2023

- 4) Approve the following steps to issue up to \$14,000,000 of Housing Authority of the City of San Diego tax-exempt Multifamily Housing Revenue Bonds for Hacienda:
  - a. Issue a bond inducement resolution (Declaration of Official Intent) for up to \$14,000,000 in tax-exempt Multifamily Housing Revenue Bonds for the acquisition and rehabilitation of Hacienda by Casa Nueva II L.P., a California limited partnership;
  - 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 \$14,000,000 for Hacienda; and
  - c. Approve the bond financing team of Quint and Thimmig as Bond Counsel and CSG Advisors as Bond Financial Advisor.
- 5) Authorize the Housing Commission's 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 the General Counsel 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.
- 6) 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 \$14,000,000 to facilitate the acquisition and rehabilitation of Hacienda.

**106 HCR23-036 Loan Recommendation for Modica Apartments**

Colin Miller, Senior Vice President, Housing Finance and Property Management, Real Estate Division, presented the request for approval.

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

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

- 1) Approve a Housing Commission residual receipts loan in an amount not to exceed \$3,000,000 to Modica Family Apartments CIC LP, a California limited partnership, created to finance the proposed new construction of the Modica Apartments (Modica) at 5255 Mt Etna Drive, with 93 rental housing units that will remain affordable for 55 years for individuals and families with income of 30 percent to 60 percent of San Diego's Area Median Income (AMI) and one unrestricted manager's unit.

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's General Counsel's approval.





Regular Meeting Minutes of April 6, 2023

- 2) Authorize the Housing Commission’s President and Chief Executive Officer (President & CEO), or designee, to:
  - a. Execute all necessary documents and instruments 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, provided that a copy of the documents, signed as to form by General Counsel, is submitted to each Housing Commissioner.
  - b. 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 \$3,000,000 maximum Housing Commission loan amount may not increase.
  - c. Substitute approved funding sources with any other available funds as deemed appropriate, contingent upon budget availability, and further authorize the Interim 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.

**107    HCR23-019    Proposed Fiscal Year 2024 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, Financial Services Department, presented the request for approval.

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

That the San Diego Housing Commission (Housing Commission) Board of Commissioners (Board) approve the recommendation for the San Diego City Council (City Council) to take the following actions:

- 1) Approve the Proposed Fiscal Year 2024 (FY 2024) City of San Diego Affordable Housing Fund (AHF) Annual Plan (Annual Plan) Program Activity Allocation of \$50,693,499 in anticipated funds (also included in the proposed FY 2024 Housing Commission Budget) and the proposed Model Programs.
- 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 2024 AHF Annual Plan in response to market demands and opportunities.



Regular Meeting Minutes of April 6, 2023

**108    HCR23-020    Workshop & Discussion: San Diego Housing Commission Proposed Fiscal Year 2024 Budget**

Suket Dayal, Executive Vice President of Business Administration and Chief Financial Officer, and Christelle Van Der Windt, Vice President of Financial Operations, Financial Services Department, presented an informational workshop regarding the proposed Fiscal Year 2024 Budget for the San Diego Housing Commission.

**109    HCR23-038    Workshop & Discussion: Project-Based Housing Vouchers Overview**

Azucena Valladolid, Executive Vice President of Rental Assistance and Workforce Development, presented an informational workshop about Project-Based Housing Vouchers (PBVs). PBVs are awarded to specific affordable rental housing developments to provide rental assistance linked to their units. When a tenant moves on, the rental housing voucher remains with the affordable housing unit to help another household with low income or experiencing homelessness.

**110    HCR23-049    Workshop & Discussion: California Open Meetings Law, the Ralph M. Brown Act**

Scott Marshall, Vice President of Communications and Government Relations, presented an informational workshop about the California Open Meetings Law, known as the Ralph M. Brown Act, and amendments enacted through Assembly Bill 2449, which allow for teleconferencing and remote participation by members of the Housing Commission Board of Commissioners in specified circumstances.

**CLOSED SESSION**

**The San Diego Housing Commission convened in Closed Session on Thursday, April 6, 2023, at 12:14 p.m. with 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:



Regular Meeting Minutes of April 6, 2023

A. CONFERENCE WITH REAL PROPERTY NEGOTIATORS (§ 54956.8)

Property: ESA Portfolio:

- a. 3860 Murphy Canyon Road, San Diego, CA 92123 (APN No. 421-392-10-00).
- b. 2085-95 Hotel Circle South, San Diego, CA 92108 (APN No. 443-040-38-00).
- c. 7440-50 Mission Valley Rd., San Diego, CA 92108 (APN No. 677-390-34-00).

Agency Negotiation: Jeff Davis, Emily Jacobs, Buddy Bohrer, Charles B. Christensen; Walter Spath III

Negotiating Parties: ESA P Portfolio L.L.C., a Delaware limited liability company (Seller)

Under Negotiation: Instructions to Real Estate Negotiators will concern price and terms of payment.

**The Board gave direction to staff.**

- V. Announcement of Actions Taken in Closed Session.
- VI. Adjournment.

**CLOSED SESSION**

Chair Mitchell reconvened the Housing Commission Board of Commissioners in Open Session at 1:01 p.m.

**ADJOURNMENT**

Chair Mitchell adjourned the Special Meeting at 1:02 p.m.

Respectfully submitted,

*Scott Marshall*

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

Approved by,

*Jeff Davis*

Jeff Davis  
Interim President and Chief Executive Officer  
San Diego Housing Commission