

REPORT

DATE ISSUED: June 16, 2022

REPORT NO: HDP22-001

ATTENTION: Chair and Members of the Board of Directors of
Housing Development Partners of San Diego
For the Agenda of June 24, 2022

SUBJECT: Approve Appointments of Board Members

STAFF RECOMMENDATION

That the Board of Directors approve the appointments of San Diego Housing Commission (Housing Commission) Chair Stefanie Benvenuto, Commissioner Mitch Mitchell, Gary Gramling and Justine Nielsen as members of the Board of Directors of Housing Development Partners (HDP).

SUMMARY

HDP is a nonprofit public benefit corporation established by the Housing Commission in 1990. HDP develops and preserves affordable housing for San Diegans with low income through rehabilitation of existing buildings and new construction.

Buildings specially designed for seniors, families, workers and tenants with special needs are among the developments in HDP's real estate portfolio.

A five-member Board of Directors that includes the Housing Commission's President and Chief Executive Officer (President & CEO), two members of the Housing Commission Board of Commissioners and two at-large members who are appointed by the Housing Commission Board of Commissioners governs HDP.

On June 10, 2022, the Housing Commission Board of Commissioners approved the appointments of Housing Commission Chair Stefanie Benvenuto, Commissioner Mitch Mitchell, Gary Gramling and Justine Nielsen to the HDP Board of Directors.

Chair Benvenuto was appointed to the Housing Commission Board of Commissioners by Mayor Kevin L. Faulconer and was confirmed by the City Council on April 11, 2017. The Board of Commissioners elected her as Chair of the Board on January 11, 2019. Chair Benvenuto is Director of Public Affairs for the San Diego Regional Chamber of Commerce. She previously served as the Chamber's Public Policy Manager, managing its Infrastructure, Housing & Land Use Committee, where she led efforts on housing affordability and availability. She is also a member of the Advisory Board of Housing You Matters, a broad-based coalition that convenes, advocates, and educates around solutions for increasing housing supply and lowering the cost of building new homes. SDHC is a member of Housing You Matters. Before joining the Chamber, she served as Director of Public Policy and Advocacy for Crittendon Services for Children & Families, a nonprofit organization that specializes in foster youth. She also worked as a District Director, Communications Director, and Field Representative for a former California State Assemblymember.

June 16, 2022

Approval of Appointments to the Board of Directors

Page 2

Commissioner Mitchell was appointed to the Housing Commission Board of Commissioners by Mayor Kevin L. Faulconer and was confirmed by the City Council on February 4, 2020. Commissioner Mitchell is the Senior Vice President of Diversity and Community Partnerships for Semptra, the parent company of San Diego Gas & Electric (SDG&E) and additional utility companies. He also serves on the Boards of Directors of the Children's Hospital of Los Angeles Foundation, San Diego Museum of Art, Voice of San Diego, the Sharp Hospital Board of Trustees, the Lucky Duck Foundation and the San Diego Opera. He previously served as the Vice President of State Governmental Affairs and External Affairs for SDG&E and Southern California Gas Company. Before joining SDG&E and Southern California Gas in 2005, he served as Vice President of Public Policy and Communications for the San Diego Regional Chamber of Commerce. In addition, he previously represented American Medical Response as its Director of Governmental Relations, and served as former Mayor Susan Golding's Assistant Director of Government Relations.

Gary Gramling served on the Housing Commission Board of Commissioners from February 17, 2009, through April 7, 2017, which included seven years as Chairman of the Board. Mr. Gramling, who has more than 30 years' experience in the building industry, earned the prestigious Elizabeth B. Wells Memorial Award from the National Association of Housing and Redevelopment Officials in 2016 for excellence in developing support for housing programs. Mr. Gramling has served on the HDP Board of Directors since 2010.

Justine Nielsen has served as the Senior Vice President of Development for IQHQ, a life sciences real estate development business, since December 2021. Her experience before joining IQHQ included serving as a land use partner and practice group leader at the law firm Procopio, Cory, Hargreaves & Savitch, where she was a member of the real estate practice. In addition, she is highly active in leadership in the Urban Land Institute (ULI) San Diego-Tijuana District Council. ULI promotes "community-focused development through educational programming and shared expertise." She also serves on the Board for the Downtown San Diego Partnership and recently completed a term on the City of San Diego Redistricting Commission.

FISCAL CONSIDERATIONS

The proposed action has no fiscal impact.

KEY STAKEHOLDERS and PROJECTED IMPACTS

The key stakeholders of this action are the Housing Commission Board of Commissioners, the Board of Directors of HDP, the Board of Directors of HDP Mason Housing Corporation, the ownership partners and residents of HDP affordable housing developments, participants in Housing Commission collaborative programs and developments, and the individuals Housing Commission collaborative developments and programs assist.

ENVIRONMENTAL REVIEW

California Environmental Quality Act (CEQA)

This activity is not a project as defined by the California Environmental Quality Act Section 21065 and State CEQA Guidelines Section 15378(b)(5), as it is an administrative activity of government that will not result in direct or indirect physical changes in the environment.

National Environmental Policy Act (NEPA)

Processing under the National Environmental Policy Act is not required as no federal funds are involved in this action.

June 16, 2022

Approval of Appointments to the Board of Directors

Page 3

CONFLICT DISCLOSURE STATEMENT:

Two San Diego Housing Commissioners (Commissioners), Stefanie Benvenuto and Eugene “Mitch” Mitchell, and Interim President & Chief Executive Officer (CEO) of the San Diego Housing Commission, Jeff Davis, are each directors of Housing Development Partners (“HDP”), a California nonprofit public benefit corporation qualified as an Internal Revenue Code Section 501(c)(3) corporation for federal purposes. Any Commissioner, who is also a director of HDP as of the date of this staff report, and Interim CEO Davis have no conflict of interest as discussed below.

The Commissioners and Interim CEO Davis receive no compensation for their service on the HDP’s Board of Directors and/or as officers of HDP. Pursuant to the provisions of Government Code Sections 1091.5(a)(7) and 1091.5(a)(8), the Commissioners and Interim CEO Davis each have a “non-interest” as described in Government Code Section 1091.5 for purposes of their action on Housing Commission matters associated with this matter, if any. This disclosure shall be incorporated into the record of the San Diego Housing Commission, if and when this matter is heard by the Commission.

Further, as members of the Board of Commissioners of the Housing Commission, the Commissioners are legally entitled to vote and be counted for quorum purposes in this HDP matter. Further, Mr. Davis is not compensated by HDP and he sits on the Board of Directors of HDP. He is legally entitled to vote and to be counted for quorum purposes for this HDP matter.

None of HDP’s board members has a financial interest in this action item that would legally preclude their participation under the provisions of Government Code Sections 1090 and/or 87100 et. seq. Further, the Housing Commission is a public agency and the Commissioners are not compensated for their service as Commissioners of the Housing Commission. Further, Mr. Davis’s compensation from a public agency, the San Diego Housing Commission, is a non-interest under the provisions of Government Code Section 1091.5(a)(9) as well as for the purposes of Government Code Section 87100 et. seq. Mr. Davis’s compensation with SDHC is not a financial interest that would, in any way, preclude him being counted for quorum purposes or voting on these matters before HDP.

Further, to the extent that HDP is a public agency for local Ethics Ordinance purposes, neither the Commissioners nor Director Davis have any conflicts of interest under the local ethics ordinance that would preclude their, or any of their, actions in this matter or from being counted for quorum purposes. This disclosure shall be and is hereby documented in the official records of the HDP. Similar disclosures will be made in the records of the San Diego Housing Commission, if and when this matter is heard by the Commission.

MUTUAL DIRECTORS STATEMENT:

To the extent that Commissioners may be considered to be “directors” of the San Diego Housing Commission for purposes of California Corporations Code Section 5234 and, hence, common directors with HDP, a vote on this matter should incorporate a finding that these transactions are just and reasonable as to HDP.

Respectfully submitted,

Emily S. Jacobs

Emily S. Jacobs

Executive Vice President

Housing Development Partners