

# **Public Comments**

## **Oral Communications**



*September 29, 2020*  
*City Council Meeting*

## Brooks, Elizabeth

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**From:** Coffey, Sarah  
**Sent:** Tuesday, September 29, 2020 8:40 PM  
**To:** Public Comment  
**Subject:** FW: Email from the City Web Site

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**From:** michael kranzke [REDACTED]  
**Sent:** Tuesday, September 29, 2020 8:40 PM  
**To:** \_City Council Group <CityCouncil@ci.pacifica.ca.us>; Coffey, Sarah <coffeys@ci.pacifica.ca.us>  
**Subject:** Email from the City Web Site

### **[CAUTION: External Email]**

Tonight I attended the City Council meeting, listened to all the commendations, comments and expressions of gratitude.

I patiently waited for an opportunity to address the council. Each time I raised my hand, I was told to wait for the proper place in the order of business.

Finally, when the opportunity presented itself, my "raised hand" indication was not recognized.

I am upset beyond words.

Here's what I wished to say:

Thank you for the opportunity to address you and share my concern for a fair and responsible completion of the Balboa Way project, now over three years in the process.

My home has been affected structurally by the work on the street.

There are visible cracks in the foundation, misalignment of the interior framework of the house and the fixtures, and possible loss of the landfill beneath our front yard and driveway.

This last item is based on unevenness of the walkway to our front door.

I've been told by Mr. Sun and others that my concerns have been submitted to the insurance company for their evaluation. I'm sure that Sedgwick is anxious to ensure that their coverage is invested in a fair and responsible manner. After all, "Taking care of people is at the heart of everything we do." ...their words, not mine. I suspect, also, that the company has a staff of lawyers to argue the merits of every claim.

My question is this: Do you expect us to deal directly with Sedgwick, thus relieving the city of any further involvement or responsibility?

Sincerely,  
Michael Kranzke  
[REDACTED]

**CAUTION: This email originated from outside of the City of Pacifica. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.**

# **Public Comments**

## **Agenda Item # 7**



*September 29, 2020*  
*City Council Meeting*

## Brooks, Elizabeth

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**From:** Coffey, Sarah  
**Sent:** Tuesday, September 29, 2020 5:08 PM  
**To:** Public Comment  
**Subject:** FW: Marymount Apartments Acquisition - 3rd set  
**Attachments:** JSCo Resume.pdf; JSCo SF Property Mgmt Bios.pdf

Dear Councilmembers,

Please see the attached additional submissions from Daniel Mense regarding Agenda Item #7 for the 9/29 City Council meeting.

Best Regards,  
Sarah

\*\*\*\*\*

### Sarah Coffey

City Clerk  
City of Pacifica  
(650) 738-7307  
[coffeys@ci.pacifica.ca.us](mailto:coffeys@ci.pacifica.ca.us)



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**From:** Wehrmeister, Tina <[wehrmeister@ci.pacifica.ca.us](mailto:wehrmeister@ci.pacifica.ca.us)>  
**Sent:** Tuesday, September 29, 2020 5:05 PM  
**To:** Coffey, Sarah <[coffeys@ci.pacifica.ca.us](mailto:coffeys@ci.pacifica.ca.us)>  
**Subject:** FW: Marymount Apartments Acquisition

Tina Wehrmeister  
Planning Director/Acting Asst. City Manager  
City of Pacifica  
[www.cityofpacific.org](http://www.cityofpacific.org)

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**From:** Daniel Mense [<mailto:dmense@khequities.com>]  
**Sent:** Tuesday, September 29, 2020 4:35 PM  
**To:** Wehrmeister, Tina <[wehrmeister@ci.pacifica.ca.us](mailto:wehrmeister@ci.pacifica.ca.us)>; Murdock, Christian <[murdockc@ci.pacifica.ca.us](mailto:murdockc@ci.pacifica.ca.us)>; O'Connor, Bonny <[o'connorb@ci.pacifica.ca.us](mailto:o'connorb@ci.pacifica.ca.us)>  
**Cc:** Michelle Kenyon [BWS Law] <[mkenyon@bwslaw.com](mailto:mkenyon@bwslaw.com)>; Brett Spain <[bspain@khequities.com](mailto:bspain@khequities.com)>; Miki Metz <[mmetz@housingonmerit.org](mailto:mmetz@housingonmerit.org)>; Valerie Nguyen <[vnguyen@housingonmerit.org](mailto:vnguyen@housingonmerit.org)>; Yokum, Michelle

<[MYokum@bwslaw.com](mailto:MYokum@bwslaw.com)>; Murphy, Karen W. <[KMurphy@bwslaw.com](mailto:KMurphy@bwslaw.com)>; Irene Kuei <[ikuei@downspham.com](mailto:ikuei@downspham.com)>

**Subject:** RE: Marymount Apartments Acquisition

**[CAUTION: External Email]**

Tina –

I completely apologize for not including our property management company. I have included their bio and resume. The company is John Stewart Company.

Thanks,

**Daniel Mense**

D: 323.933.0024

C: 310.880.3688

F: 323.933.0024

E: [Dmense@KHequities.com](mailto:Dmense@KHequities.com)



The John Stewart Company began in 1978 with a commitment to providing high quality management for affordable housing in the Bay Area. Today, JSCo is a full-service housing management, development, and consulting organization employing over 1,300 people throughout California. According to the National Affordable Housing Management Association (NAHMA), JSCo is now the largest manager of affordable housing in California and the fifth largest in the United States. JSCo's management portfolio contains almost 430 properties totaling over 32,000 residential units and is home to over 80,000 California residents.

The staff at The John Stewart Company is as multi-faceted as the populations we serve. We have been recognized by the State of California with an award for Excellence in the Workplace for the promotion of ethnic and cultural diversity. Our professional backgrounds are in areas as diverse as real estate, finance, education, sociology, land use planning, public policy, architecture, engineering, construction, accounting and communication. Our diversity of experience, together with our commitment to providing service oriented housing, exemplifies the unique perspective and breadth of services we bring to every client.

The John Stewart Company is experienced with the complex process of multi-family real estate financing, development, marketing and management. We have the versatility and professional capacity to perform every task from initial feasibility through development and long-term property management. We have five offices across California (San Francisco, Sacramento, Scotts Valley, Los Angeles and San Diego). Our services include:

#### **Housing Types**

Affordable and Market-Rate Family Rental Housing, Senior Housing, Cooperatives and Special Needs Housing.

#### **Management Services**

Comprehensive housing management is the foundation of The John Stewart Company's diversified housing services. Our goal is to provide secure, service oriented, well maintained and professionally managed housing that serves the interests of residents and owners alike. Reaching beyond the traditional management services of maintenance and budgeting, we strive to create community environments that foster high levels of physical, social, and emotional well-being among residents. We partner with a wide variety of organizations at properties serving special needs residents, including the formerly or chronically homeless, developmentally disabled, and transitional housing. JSCo staff work closely with these organizations to provide the necessary ongoing resident support. At the same time, we also provide owners and sponsors with financial efficiency, accountability and value-added benefits.

#### **Maintenance**

A comprehensive maintenance program ensures that every property is well maintained. Extensive preventive maintenance procedures keep equipment and systems in top operating condition. Every property is required to have an Operations Manual containing emergency information and procedures, utility location and shut-off maps, and identification, location and servicing information for building equipment systems.



*The JSCo  
management  
portfolio contains  
over 430  
properties, more  
than 32,000  
residential units,  
and home to over  
80,000 California  
residents.*



### **Marketing and Lease-Up Services**

The John Stewart Company's approach to marketing and lease-up utilizes a range of targeted advertising and promotional activities designed to effectively reach qualified applicants. In addition, we establish community outreach and community building programs in an effort to attract qualified potential residents.

Our screening procedures are careful and thorough. We perform background checks, call references and conduct family interviews. We verify income and assure compliance with housing assistance programs, when applicable.

Our familiarity with the requirements of the many federal and state housing program and occupancy guidelines, such as HUD, CHFA, HCD and the Low Income Housing Tax Credit program, assures full compliance with Regulatory Agreements and Fair Housing requirements.

### **Accounting Services**

The John Stewart Company provides a full range of accounting services for its clients. Our monthly financial statements are designed to give complete financial information concerning the financial position, operations and results of operations for the period. Income statements with monthly and year-to-date actual and budgeted amounts and balance sheets are provided.

### **Development & Construction Services**

Acquisition and Rehabilitation, Historic Preservation and Adaptive Reuse, New Housing Development, Pre-Construction and Construction Phase Services

### **Financial Services**

Financial and Syndication Services, Project Planning and Feasibility Analysis

With it's broad range of development experience and diverse management portfolio, The John Stewart Company seeks challenging opportunities to bring new life to neighborhoods and new hope to families in search of a place to call home.

We have developed a strong reputation for effectively managing the most difficult projects, and bring our same thoroughness and concerns to all projects under our care. Our diverse management portfolio includes activities in five broad types of communities.

### **Affordable and Market-Rate Family Rental Housing**

Management of multifamily rental housing (both affordable and market-rate) is at the heart of The John Stewart Company's diversified housing services.

*The John Stewart Company is experienced with the complex process of multi-family real estate financing, development, marketing and management.*

The John Stewart Company  
1388 Sutter Street, 11<sup>th</sup> Floor  
San Francisco, CA 94109  
(415) 345-4400



# **THE JOHN STEWART COMPANY**

## **Senior Executive & Staff Resumes**

- **JACK D. GARDNER, President and Chief Executive Officer**
- **JENNIFER WOOD, Vice President of Property Management (SF Region)**
- **RICARDO PACHECO, Assistant Vice President of Compliance**



## **JACK D. GARDNER, President and Chief Executive Officer**

Jack D. Gardner has been actively involved in the financing, development and management of affordable housing since 1985 and has served as President & CEO of the John Stewart Company since 2002. Under Mr. Gardner's leadership, JSCo has grown to become one of largest managers of affordable housing in the United States, with over 33,000 units under management, and one of the top developers of affordable housing in California, with over 2,000 units of affordable housing under construction or in predevelopment.

Mr. Gardner's professional background includes the public, non-profit and private sectors. His experience includes serving as Senior Housing Development Analyst for the City of Santa Monica, Southern California Program Manager for the Low Income Investment Fund (for which he established a Southern California office in 1991), founding Executive Director of Hollywood Community Housing Corporation (HCHC) in Los Angeles, Executive Director of Resources for Community Development (RCD) in Berkeley, and Tax Credit Acquisitions Director for Edison Capital Housing Investments. Following the development of several innovative affordable housing projects, HCHC was named Non-Profit Developer of the Year by the Southern California Association of Non-Profit Housing (SCANPH) in 1995.

Mr. Gardner is experienced in both the new construction and rehabilitation of residential properties and his historic renovation projects have received the Governor's Historic Preservation Award, the Hollywood Legacy Award, the Los Angeles Conservancy Award and the California Preservation Foundation's Affordable Housing Award. He is founding President of "Affordable Housing PAC," California's first affordable housing political action committee, co-chair of the San Francisco Planning and Urban Research (SPUR) Housing Policy Board, a member of both the Local Advisory Committee for Bay Area LISC and Lambda Alpha (an international honorary land economics society), and Chairman of the Board of the YMCA of the East Bay (where he was named Volunteer of the Year in 2000). He is an Emeritus Director of the California Housing Consortium (where he served as Secretary, Treasurer and Vice-Chairperson) and a former member of the Board of Directors of the Non-Profit Housing Association of Northern California (2013-18), the Affordable Housing Advisory Council of the Federal Home Loan Bank of San Francisco (2005-2012) and the Editorial Advisory Board of *Affordable Housing Finance* magazine (2004 – 2011).

Mr. Gardner received a Bachelor of Arts in Political Economics from UC Berkeley and a Master in Public Policy from the Kennedy School of Government at Harvard University.

## **JENNIFER WOOD, Vice President of Property Management – San Francisco Region**

Ms. Wood has twenty-six years of progressive experience in affordable housing and multifamily property management. She has extensive experience with all types of local, state and federal programs including LIHTC, Project-Based Section 8, Public Housing, HOME, Bond, HOPE VI, RAD and tenant-based subsidy programs.

Ms. Wood began her career as a Community Manager in 1994 with Goodale & Barbieri in Spokane, Washington. She advanced to corporate roles as an Occupancy Specialist, Trainer and Regional Manager. She moved to Puget Sound in 2001 as a Portfolio Manager for Allied Residential where she managed both affordable and conventional properties for a variety of clients including for profit developers, non-profits and public housing authorities. In 2005, she joined Cambridge Management, Inc. in Tacoma, Washington where she served as Director and oversaw their property management operations while they expanded to more than 14,000 units in seven states including California. Ms. Wood began her tenure with The John Stewart Company in 2018 as Assistant Vice President and transitioned to Vice President of the San Francisco Bay Region in 2019.

Ms. Wood currently serves on the Board of Directors of the Affordable Housing Management Association for Northern California and Hawaii (AHMA NCH) and previously served as President of the Board of Directors for the Affordable Housing Management Association (AHMA) of Washington. Through her involvement with chapters of the National Affordable Housing Management Association (NAHMA), she has participated in many delegations to Washington, D.C. to ask our legislators for help with housing policy and support of housing programs. Ms. Wood has also worked for the benefit of the management industry through volunteerism such

as chairing an advisory board for a technical college apartment maintenance program and being a speaker/panelist on property management careers, fair housing issues and housing advocacy.

Ms. Wood has a Bachelor of Arts degree from Gonzaga University and a Washington State Real Estate Broker's License.

**RICARDO PACHECO, Assistant Vice President of Compliance**

Ricardo Pacheco joined The John Stewart Company in 2002 as Property Supervisor. In this capacity he was responsible for the management, marketing, lease up and operations of affordable multifamily communities throughout the Bay Area. Mr. Pacheco possesses in-depth knowledge of regulatory compliance, low-income housing tax credits, section 8, HOPE VI, Public Housing Management and an all-embracing marketing experience of both affordable and luxury communities.

Prior to joining The John Stewart Company, Mr. Pacheco was a Regional Property Supervisor for a privately held Real Estate Investment Trust responsible for the management and operation of approximately 2,000 multifamily units throughout the United States and a Regional Manager for a portfolio of six luxury communities in the Bay Area including the lease up of two large properties in San Francisco.

Mr. Pacheco holds a California Real Estate Sales License and successfully completed Tax Credit, Section 8 and Public Housing Certifications.

## Brooks, Elizabeth

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**From:** Coffey, Sarah  
**Sent:** Tuesday, September 29, 2020 5:16 PM  
**To:** Public Comment  
**Subject:** FW: Marymount Apartments Acquisition - 4th / final set  
**Attachments:** BC KHE (BMI) Rec letter.pdf

Dear Councilmembers:

Attached is a 4<sup>th</sup> / final submission from Daniel Mense with regard to Agenda Item #7 for the 9/29 City Council meeting.

Best Regards,  
Sarah

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**Sarah Coffey**

City Clerk

City of Pacifica

(650) 738-7307

[coffeys@ci.pacifica.ca.us](mailto:coffeys@ci.pacifica.ca.us)



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**From:** Wehrmeister, Tina <[wehrmeister@ci.pacifica.ca.us](mailto:wehrmeister@ci.pacifica.ca.us)>  
**Sent:** Tuesday, September 29, 2020 5:14 PM  
**To:** Coffey, Sarah <[coffeys@ci.pacifica.ca.us](mailto:coffeys@ci.pacifica.ca.us)>  
**Subject:** FW: Marymount Apartments Acquisition

Tina Wehrmeister  
Planning Director/Acting Asst. City Manager  
City of Pacifica  
[www.cityofpacific.org](http://www.cityofpacific.org)

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**From:** Daniel Mense [<mailto:dmense@khequities.com>]  
**Sent:** Tuesday, September 29, 2020 4:57 PM  
**To:** Wehrmeister, Tina <[wehrmeister@ci.pacifica.ca.us](mailto:wehrmeister@ci.pacifica.ca.us)>; Murdock, Christian <[murdockc@ci.pacifica.ca.us](mailto:murdockc@ci.pacifica.ca.us)>; O'Connor, Bonny <[o'connorb@ci.pacifica.ca.us](mailto:o'connorb@ci.pacifica.ca.us)>  
**Cc:** Michelle Kenyon [BWS Law] <[mkenyon@bwslaw.com](mailto:mkenyon@bwslaw.com)>; Brett Spain <[bspain@khequities.com](mailto:bspain@khequities.com)>; Miki Metz <[mmetz@housingonmerit.org](mailto:mmetz@housingonmerit.org)>; Valerie Nguyen <[vnguyen@housingonmerit.org](mailto:vnguyen@housingonmerit.org)>; Yokum, Michelle

<[MYokum@bwsllaw.com](mailto:MYokum@bwsllaw.com)>; Murphy, Karen W. <[KMurphy@bwsllaw.com](mailto:KMurphy@bwsllaw.com)>; Irene Kuei <[ikuei@downspham.com](mailto:ikuei@downspham.com)>

**Subject:** RE: Marymount Apartments Acquisition

**[CAUTION: External Email]**

Last recommendation letter.

Daniel Mense

D: 323.933.0024

C: 310.880.3688

F: 323.933.0024

E: [Dmense@KHequities.com](mailto:Dmense@KHequities.com)



Where housing  
and services  
come together

To the Honorable Members of the Pacifica City Council:

I am pleased to submit this letter of recommendation of Daniel Mense and his construction firm, BMI Development. My name is Shandra Spicer and I am the Associate Director of the Capital Improvement Intermediary Program (CIIP) at Brilliant Corners. In this capacity, I streamline the County's ability to expand housing and social services resources for homeless individuals residing in Los Angeles County, with the goal of helping to end homelessness. As the main intermediary for the CIIP, my group works under the direction of the County and engages with project sponsors and the Department of Health Services (DHS) to develop construction project budgets and scopes of work. In this role, I have worked with Daniel to oversee the development of a 148-bed bridge housing site in Los Angeles for people experiencing homelessness.

Daniel and his team have consistently demonstrated their commitment to delivering quality, affordable housing for all in Los Angeles. As the General Contractor of the project, they continue to deliver top quality work ensuring that the residents will have a safe place to begin rebuilding their lives. They are a team player and have been committed to making this project and partnership work and function smoothly; they are committed to resolving any issues that arise in a timely fashion and have worked with each of the stakeholders to ensure that all of our needs, and most importantly the needs of the residents, are being met. Additionally, the project has many stakeholders that requires a high degree of cooperation and communication from Daniel and his team to ensure that all expectations are being met. The primary stakeholders include Mayor Garcetti's office, Brilliant Corners, Home At Last, a nonprofit which is operating the site, and Department of Health Services.

As a private organization, Daniel and his team are committed to partnering with non-profits and public agencies to deliver high-quality, affordable housing. I highly recommend them.

Sincerely,

Shandra Spicer

Brilliant Corners CIIP Associate Director



To the honorable members of the Pacifica City Council,

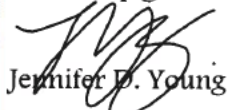
My name is Jennifer Young and I am the founder and co-Executive Director of Home At Last Community Development Corporation (HALCDC). We are a non-profit organization with the mission to increase the safety and emotional stability of our individuals and families through temporary and permanent housing. We aim to promote life sustainability through social services, job readiness, education and advocacy. I am pleased to submit this letter of recommendation for Daniel Mense and his firm, KH Equities (KHE).

KHE and HALDC have partnered on several projects provide affordable, supportive housing. In their capacity as developer and landlord, KHE delivers top quality work ensuring that the residents have a safe place to begin rebuilding their lives. As dedicated professionals within the affordable housing space, we're seeing an immediate and positive impact in partnering with KHE for our residents.

Additionally, we are partnered with KHE's construction group, BMI Development, on the largest bridge housing site in Los Angeles. Throughout the process, they have consistently demonstrated their commitment to being team players and have been committed to making this project and partnership work and function smoothly; they are seek to resolve any issue in a timely fashion and have worked with each of the stakeholders to ensure that all of our needs, and most importantly the needs of the residents, are being met.

KHE is a crucial player in helping us deliver much needed affordable housing to our group of residents. They consistently show they are a mission driven organization focused on providing supportive, affordable housing. We are fortunate to partner with KHE and highly recommend Daniel and his firm as committed developers and operators of affordable housing.

With deep gratitude,



Jennifer D. Young

Founder and Executive Director