

**HOUSING AUTHORITY
OF THE CITY OF SAN DIEGO
REGULAR MEETING MINUTES
TUESDAY, NOVEMBER 14, 2017
CITY COUNCIL CHAMBERS – 12TH FLOOR**

The Regular Meeting of the Housing Authority of the City of San Diego was called to order at 2:02 p.m.

ATTENDANCE

Present:

Council President Myrtle Cole, District 4
Councilmember Barbara Bry, District 1
Councilmember Lorie Zapf, District 2
Councilmember Chris Ward, District 3
Council President Pro Tem Mark Kersey, District 5
Councilmember Chris Cate, District 6
Councilmember Scott Sherman, District 7
Councilmember David Alvarez, District 8
Councilmember Georgette Gómez, District 9

Non-Agenda Public Comment:

Martha Welch spoke about affordable housing.
Valerie spoke about RV ticketing.
Katheryn Rhodes spoke about the comprehensive annual financial report.

Approval of Housing Authority Minutes:

The Housing Authority Minutes of the following meeting were approved by unanimous consent:

Tuesday, October 10, 2017, Regular Meeting.

ADOPTION AGENDA:

1. **HAR16-079 Fiscal Year 2018 City of San Diego Temporary Bridge Shelter Programs**

CITY COUNCIL COMPANION ITEM

Melissa Peterman, Vice President, Homeless Housing Innovations, San Diego Housing Commission, and Jeff Davis, Executive Vice President & Chief of Staff, San Diego Housing Commission, presented the request for approval.

Motion by Councilmember Ward to approve the following staff-recommended actions as amended. Seconded by Councilmember Sherman and passed by a vote of 8-1, with Councilmember Alvarez opposed.

Approved as amended with the following revisions to the Shelter Program Agreements:

- Ensure that the Shelter Program Agreements for the operation of the Temporary Bridge Shelter Programs include an outcome goal provision that at least 65 percent of program participants exit to permanent housing, and no more than 15 percent of the program participants who leave the Temporary Bridge Shelters for permanent housing will return to a shelter.
- The initial time period for the Shelter Program Agreements be seven months (Dec. 1, 2018 to June 30, 2018). Any extension shall require Housing Authority approval.
- Provide Council offices monthly informational reports, to include updates about project outcomes in writing.
- Request that the Housing Authority or Select Committee on Homelessness shall receive an update when the third party consultant's review of service providers is completed and prior to the authorization of any extension beyond the three months.
- Request a one-for-one replacement of permanent supportive housing funds in the Housing Commission's budget.
- Request that the Mayor and Housing Commission staff identify a schedule for deployment of at least \$6.5 million in redevelopment LMIHAF in FY18 for permanent supportive housing projects or a future Notice of Funding Availability for permanent supportive housing projects and that a subsequent item be brought forward to the Housing Authority/City for action within 60 days.

The San Diego Housing Commission (Housing Commission) staff supports the recommendation by the Mayor to address the homelessness issue as recommended in this report. Private parties have donated two Sprung structures, and the City has acquired a third Sprung structure, to create three Temporary Bridge Shelters (New Shelter Programs). The Housing Commission will provide funding for the operation of the Sprung structures, which seek to immediately address the current homelessness crisis, for Fiscal Year (FY) 2018. The Housing Commission is working closely with the Mayor's office to fashion a Memorandum of Understanding (MOU) between the City and Housing Commission, so that this important program will proceed in an expeditious fashion.

Because Housing Commission funds are limited and have already been budgeted for FY 2018, this will require that the Housing Commission reprogram funds that are currently budgeted for Permanent Supportive Housing projects that were to be funded in FY 2018. To mitigate the loss of these funds, the Housing Commission intends to seek funds from other sources, including, potentially, the Successor Agency to help replace the funding that is now being directed toward the Sprung structures, so that the Permanent Supportive Housing projects might also proceed in a timely manner.

For the reasons set forth herein, the Housing Commission recommends the Housing Authority and the City Council take the following actions:

Housing Authority:

- 1) Authorize the Housing Commission President and Chief Executive Officer (President & CEO), or designee, to sign, on the Housing Commission's behalf, a memorandum of Understanding between the City and the Housing Commission for the Housing Commission to oversee, administer, and manage the Temporary Bridge Shelter Programs, in substantially the form included as Attachment

1 to this report (Staff Report), together with such changes as may be approved by both the City Attorney and Housing Commission General Counsel;

- 2) Authorize the Housing Commission President & CEO, or designee, to sign, on the Housing Commission's behalf, agreements between the Housing Commission and each of three nonprofit entities (collectively, Nonprofit Entities) for operation of each Temporary Bridge Shelter Program for at least a seven-month period from December 1, 2017, through June 30, 2018 (collectively, Shelter Program Agreements), in substantially the form included as Attachments 2, 3, and 4, respectively, to the Staff Report, together with such changes as may be approved by both Housing Commission General Counsel and Housing Authority General Counsel. The Nonprofit Entities include: (a) Alpha Project for the Homeless (Alpha); (b) Vietnam Veterans of San Diego, dba Veterans Village of San Diego (VVSD); and (c) St. Vincent De Paul Village, dba Father Joe's Villages (FJV);
- 3) The Shelter Program Agreements shall allow the Housing Commission President & CEO, or designee, the authority to exercise, in his sole discretion, the option to renew each Shelter Program Agreement for an additional one-year period covering Fiscal Year 2019, and an additional six-month period covering the first half of Fiscal Year 2020, contingent upon the availability of funding, compliance with all agreement requirements, and program performance;
- 4) Authorize the Housing Commission President & CEO, or designee, to re-allocate and expend up to \$6,530,112 previously allocated to HOUSING FIRST – SAN DIEGO (the Housing Commission's homelessness action plan) in the Housing Program Expense portion of the Approved FY 2018 Budget, to support the oversight and management of the Temporary Bridge Shelter Programs operating in Sprung structures at the following three locations: (a) the cul-de-sac on 16th Street and Newton Avenue in the Barrio Logan neighborhood (Alpha's facility); (b) the site owned by the U.S. Department of the Navy at 2801 ½ Sports Arena Boulevard in the Midway neighborhood (VVSD's facility); and (c) the site at the intersection of 14th Street and Commercial Avenue in the East Village neighborhood (FJV's facility);
- 5) Authorize the Housing Commission President & CEO, or designee, to establish a contingency fund not to exceed ten percent of the total costs for the Shelter Program Agreements for a maximum contingency of \$653,000, as necessary, without further action by the City Council, the Housing Authority, or the Board of Commissioners of the Housing Commission (Board), but only if and to the extent funds are determined to be available for such purposes. The total maximum amount of funding for the Shelter Program Agreements, including the contingency, shall not exceed \$7,183,112;
- 6) Authorize the Housing Commission President & CEO, or designee to sign any documents and perform any other acts as are necessary and/or appropriate to implement the Housing Authority Resolution, upon the advice of Housing Commission General Counsel and without further action of the Housing Commission Board or the Housing Authority;
- 7) Authorize the Housing Commission President & CEO, or designee, to substitute any other available funds, including Housing Commission funds, charitable funds, or other public funds in place of the funding sources approved in the Housing Authority Resolution, to support the oversight and management of the Temporary Bridge Shelter Programs, contingent upon budget availability, without further action by the Housing Commission Board or the Housing Authority;

City Council:

- 8) Approve execution of a Memorandum of Understanding between the City and Housing Commission for oversight and administration of the three New Shelter Programs; and
- 9) Authorize the expansion of uses of funds currently referenced within Resolution R-311169 to allow the use of funds for the purposes referenced in this report, including, without limitation, any funds within Low Income Lease Revenue Fund 200398 and specifically granting such authority pursuant to the provisions of City Council Resolutions R-224179 and R-218880, to the extent such actions are necessary.

Adjournment

Council President Cole adjourned the Regular Meeting at 4:30 p.m.