



SAN DIEGO  
HOUSING  
COMMISSION

## AGENDA

SAN DIEGO HOUSING COMMISSION  
REGULAR MEETING AGENDA  
JANUARY 12, 2018, 9:00 A.M.  
SMART CORNER  
4<sup>TH</sup> FLOOR CONFERENCE ROOM  
1122 BROADWAY  
SAN DIEGO, CALIFORNIA 92101

Chair Frank Urtasun  
Vice Chair Dorothy Surdi  
Commissioner Stefanie Benvenuto  
Commissioner Margaret Davis  
Commissioner Kellee Hubbard  
Commissioner Ben Moraga  
Commissioner Tim Walsh

**Assistance for the Disabled:** Agendas, reports and records are available in alternative formats upon request. Please contact [SDHCdocketinfo@sdhc.org](mailto:SDHCdocketinfo@sdhc.org), (619) 578-7550 (voice) or (619) 398-2440 (TTY) at least five days prior to the meeting.

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### ITEMS

10 CALL TO ORDER

20 NON-AGENDA PUBLIC COMMENT

At this time, individuals may address the San Diego Housing Commission (Housing Commission) on any subject in its area of responsibility that is not presently pending before the Housing Commission. Communications are limited to three minutes. Pursuant to the Brown Act, the Housing Commission can take no action. Please fill out a Speaker Request Form and submit it to the secretary prior to the meeting.

30 COMMISSIONER COMMENTS

40 REPORT BY THE PRESIDENT & CHIEF EXECUTIVE OFFICER



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**50 APPROVAL OF THE MINUTES**

November 17, 2017, Regular Meeting  
November 17, 2017, Special Meeting

**ADOPTION AGENDA – CONSENT**

Members of the public may cause an item to be pulled from the Consent Agenda by submitting a Speaker Request Form prior to the meeting. The item will then be discussed separately, and public testimony will be taken.

*All of the actions of the Housing Commission Board listed in the agenda are final seven days after Housing Commission Board action unless the Housing Authority of the City of San Diego asks to review the decision of the Housing Commission Board within the seven day period.*

**100 HCR18-011 Award of Plumbing Maintenance and Repair Services Contract**

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

1. Approve the award of a one-year, as-needed contract to GPS Plumbing, in an amount not to exceed \$499,000. The contract term shall be for a one-year period, with four one-year renewal options based on the need of the Housing Commission. Spending against the contract will not exceed the approved total budget each fiscal year.
2. Authorize the President & Chief Executive Office (President & CEO), or designee, to substitute the funding sources with other available funding sources so long as 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.
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 HCR18-009 Budget Amendment for Fiscal Year 2018 Downtown San Diego Partnership Family 001**

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

1. Authorize the execution of a contract amendment for the Downtown San Diego Partnership Clean and Safe Family Reunification Program, awarding an additional \$250,000 for the contract term of June 1, 2017, to June 30, 2018, to provide housing relocation and supportive services to individuals experiencing homelessness;



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2. Authorize an extension of the Family Reunification Program contract with the Downtown San Diego Partnership Clean and Safe through June 30, 2018;
3. Authorize the President & Chief Executive Officer (President & CEO), or designee, to execute all necessary 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 necessary and/or appropriate to implement these approvals; and
4. Authorize the President & CEO 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 of Commissioners (Board), but only if and to the extent that funds are determined to be available for such purposes.

**102 [HCR18-001 Authorization to Purchase Land of La Jolla Marine Apartments from City of San Diego](#)**

*Seven-Day Advance Notice of San Diego Housing Commission hearing of the following matter has been provided to the Housing Authority Members in accordance with the terms and provisions of San Diego Municipal Code Section 98.0301(e)(4)(b).*

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

1. Authorize the Housing Commission to purchase the land from the City of San Diego (City) known as Assessor's Parcel Number (APN) 351-022-07-00 located at 7410 – 7412 Cuvier Street, San Diego, CA 92037, for a purchase price not to exceed \$10,000 and closing costs not to exceed \$50,000. The property is improved with two townhome four-plexes, commonly known as La Jolla Marine Apartments;
2. Authorize the President & Chief Executive Officer (President & CEO), or designee, to implement Fiscal Year (FY) 2018 budget adjustments as the purchase of the Land might require; and
3. Authorize the President & CEO, or designee to sign any and all documents and to take any such actions and to perform such acts as are necessary to purchase the Land from the City.

**103 [HCR18-002 Authorization to Purchase Land of San Diego Square from City of San Diego and Authorization to Lease Land of San Diego Square to Housing Development Partners](#)**

*Seven-Day Advance Notice of San Diego Housing Commission hearing of the following matter has been provided to the Housing Authority Members in accordance with the terms and provisions of San Diego Municipal Code Section 98.0301(e)(4)(b).*

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



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1. Authorize the Housing Commission to purchase land from the City of San Diego (City) known as Assessor's Parcel Number (APN) 534-196-05-00, located at 1055 Ninth Avenue, San Diego, CA 92101 (Land), for a purchase price not to exceed \$10,000 and closing costs not to exceed \$50,000. The property is improved with a 12-story senior apartment building commonly known as San Diego Square Senior Apartments;
2. Authorize the Executive Vice President & Chief of Staff (Executive Vice President & COS), or designee, to implement Fiscal Year (FY) 2018 Housing Commission budget adjustments as the purchase of the Land may require;
3. Authorize the Executive Vice President & COS, or designee, upon completion of the Housing Commission's purchase of the Land from the City, to execute a ground lease of the Land to the Housing Commission's nonprofit affiliate, Housing Development Partners (HDP);
4. Authorize the Executive Vice President & COS, or designee, to request and receive approval from the U.S. Department of Housing and Urban Development (HUD), Boston Capital, Citibank and any and all entities with interest in the real estate to purchase the Land from the City of San Diego and thereafter execute a ground lease of the Land with HDP;
5. Authorize the Executive Vice President & COS, or designee, to sign any and all subordination agreements in the same lien positions as existing financing of the improvements at 1055 Ninth Avenue; and
6. Authorize the Executive Vice President & COS, or designee to sign any and all documents and to take any such actions and to perform such acts as are necessary to purchase the Land from the City of San Diego and to execute a ground lease of the Land with HDP and to perform such other acts as are necessary to implement these approvals.

**104**    **[HCR18-015](#)**    **[Actions Establishing President & Chief Executive Officer Compensation for Period of September 19, 2017, through September 18, 2018, as recommended by the Ad Hoc CEO Performance Evaluation Committee of the San Diego Housing Commission](#)**

That the Board of Commissioners for the San Diego Housing Commission ("Board") establish the CEO's compensation package retroactively to September 19, 2017, to coincide with the anniversary date of the commencement of employment, as authorized by the Employment Agreement, and as recommended by the CEO Performance Evaluation Ad Hoc Committee, consisting of the Chair Frank Urtasun and Vice Chair Dottie Surdi, for the period of September 19, 2017, through September 18, 2018, specifically:

1. Increase the CEO's current base salary by 3 percent for the period of September 19, 2017, through September 18, 2018, (the "Compensation Period"), in consideration of the



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outstanding/excellent work of the CEO as determined by the Board, and consistent with the 3 percent cost of living salary increase approved for all San Diego Housing Commission employees;

2. Maintain the CEO's current compensation package as referenced within the report for the period of September 19, 2016, through September 18, 2017, except as expressly modified by Items 1 and 3 of these recommendations; and
3. Approve a \$25,000.00 incentive performance payment in recognition of the CEO's accomplishment of all of the goals set at the CEO's last evaluation and his extraordinary performance.

**105 [HCR18-003 Workshop and Discussion: Multifamily Housing Revenue Bonds](#)**

**NO ACTION IS REQUIRED ON THE PART OF THE HOUSING COMMISSION**

A workshop will be presented to the San Diego Housing Commission (Housing Commission) Board of Commissioners on Multifamily Housing Revenue Bonds. There will be no action taken during the meeting of January 12, 2018, in relation to this item.

The Housing Commission provides advisory recommendations concerning the issuance of these bonds, subject to the approval of the Housing Authority of the City of San Diego (Housing Authority).

The Housing Commission, the City of San Diego and the Housing Authority are not financially liable for the bonds. Private sources of funds, such as revenue from the development, are used to repay the bonds.

**106 [HCR18-012 Workshop and Discussion: Affordable Housing Bond Measure](#)**

**NO ACTION IS REQUIRED ON THE PART OF THE HOUSING COMMISSION**

A workshop will be presented by Stephen Russell, Executive Director of the San Diego Housing Federation, to the San Diego Housing Commission (Housing Commission) Board of Commissioners on a proposed affordable housing bond measure.

There will be no action taken during the meeting of January 12, 2018, in relation to this item.

**ADJOURNMENT**

**INFORMATIONAL REPORTS**

**[HCR18-010 San Diego Municipal Code Section 98.0301 Seven-Day Advance Requirement First Year Status Report](#)**