



SAN DIEGO
HOUSING
COMMISSION

MINUTES

**SAN DIEGO HOUSING COMMISSION
MINUTES OF THE REGULAR MEETING
FEBRUARY 9, 2018
SMART CORNER
4th FLOOR CONFERENCE ROOM
1122 BROADWAY
SAN DIEGO, CALIFORNIA 92101**

ATTENDANCE

Present:

Chair Frank Urtasun
Vice Chair Dorothy Surdi
Commissioner Stefanie Benvenuto
Commissioner Margaret Davis
Commissioner Kellee Hubbard
Commissioner Tim Walsh
President & CEO Richard C. Gentry
General Counsel Charles Christensen

Absent:

Commissioner Ben Moraga

10 CALL TO ORDER

Chair Urtasun called the Regular Meeting to order at 9:00 a.m.

20 NON-AGENDA PUBLIC COMMENT

Joy Sunyata spoke about homelessness.

30 COMMISSIONER COMMENTS

There were no Commissioner comments.

40 REPORT BY PRESIDENT & CHIEF EXECUTIVE OFFICER

The 12th Project Homeless Connect – Downtown San Diego

The 12th Project Homeless Connect - Downtown San Diego served 845 homeless San Diegans on January 31, 2018. Mayor Kevin L. Faulconer shook hands and visited with volunteers, service providers and homeless San Diegans. City Councilmember Chris Ward served as the Honorary Chair for this year's event. City Councilmember Chris Cate and Gordon Walker, CEO of the Regional Task Force on the Homeless, visited Project Homeless Connect. Commissioner Davis and former



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Commissioner Bobbie Spoon were among the 400 volunteers who assisted homeless individuals at this one-day resource fair.

This is the eighth consecutive year that the Housing Commission was the lead organizer of Project Homeless Connect. The major organizing partners were the City of San Diego, Father Joe's Villages, Family Health Centers of San Diego, and Interfaith Shelter Network.

Point-In-Time Count

On January 26, 2018, President & CEO Gentry was among the hundreds of volunteers who participated in the annual Point-in-Time Count of homeless individuals. This count is essential to securing about \$20 million in Federal Continuum of Care funding for local homelessness programs in the San Diego region. The Housing Commission administers about \$3.4 million of these funds. Among the additional volunteers were U.S. Representatives Susan Davis and Scott Peters; State Assemblymember Todd Gloria; San Diego County Supervisors Greg Cox and Ron Roberts; San Diego City Councilmembers David Alvarez and Chris Ward; and Jonathan Herrera, the Senior Advisor on Homelessness Coordination for the San Diego Mayor's Office.

Free Tax Prep San Diego News Conference

Chairman Urtasun and President & CEO Gentry will participate in a news conference to announce Free Tax Prep San Diego, a Housing Commission collaborative initiative. This initiative will help households with lower incomes prepare and file their taxes for free and potentially add up to thousands of dollars to their refund through tax credits. Free Tax Prep San Diego is supported by \$250,000 from Citi Community Development. Partners also include the San Diego City-County Reinvestment Task Force; San Diego Earned Income Tax Credit Coalition, led by the United Way of San Diego County; and Housing Opportunities Collaborative.

50 APPROVAL OF THE MINUTES

The minutes of the Regular Housing Commission meeting of January 12, 2018, were approved on a motion by Commissioner Surdi, seconded by Commissioner Davis, and passed by a vote of 6-0.

ACTION AGENDA:

100 HCR18-018 Loan Recommendation for San Ysidro Senior Village Apartments

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).

Ted Miyahara, Vice President, Multifamily Housing Finance, presented the request for approval.

Motion by Commissioner Surdi to take the following staff recommended actions. Seconded by Commissioner Benvenuto and passed by a vote of 6-0.



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

1. Approve a Housing Commission residual receipts loans in an amount not to exceed \$6,200,000 to a to-be formed Limited Partnership consisting of National Community Renaissance of California (National CORE), and a tax credit investor to facilitate the new construction of San Ysidro Senior Village Apartments, a 51-unit affordable rental housing development for homeless seniors age 62 and older, located at 517 West San Ysidro Boulevard, which will remain affordable for 55 years;
2. Authorize the President and Chief Executive Officer (President & CEO) of the Housing Commission, or designee:
 - a) To execute all necessary documents and instruments to effectuate the transaction and implement the project, in a form approved by General Counsel, and to take such actions as are necessary, convenient and/or appropriate to implement the approvals upon advice of General Counsel;
 - b) To 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 \$6,200,000 maximum Housing Commission loan amount may not increase; and
 - c) To 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 General Counsel.

101 HCR18-016 Workshop & Discussion: Fiscal Year 2019 Moving to Work Annual Plan

NO ACTION IS REQUIRED ON THE PART OF THE HOUSING COMMISSION

Jeff Davis, Executive Vice President & Chief of Staff, and Suket Dayal, Senior Vice President of Business Administration, presented a workshop on the Fiscal Year 2019 Moving to Work (MTW) Annual Plan.

Housing Commission staff is developing the Fiscal Year 2019 MTW Annual Plan (Plan), which includes one proposed initiative, to submit to HUD. The initiative is a re-proposal of the Path to Success initiative, which will adjust minimum rent payment amounts for households that are identified as able to work, beginning on July 1, 2020, to reflect increases to the California minimum wage. This initiative meets the MTW program objectives to further streamline administrative processes, encourage financial self-reliance among rental assistance participants, and increase housing opportunities for low-income families. The Plan includes a description of the proposed changes to Path to Success and how performance will be measured and tracked. In addition to providing information on the draft Plan, the workshop provided a



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summary of the impact of MTW on the agency's strategic vision, an update of successes achieved through MTW flexibility, and long-term MTW goals.

ADJOURNMENT

INFORMATIONAL REPORTS

- HCR18-006** **Mobile Home Community Issues Committee Annual Report**
- HCR18-017** **Multifamily Bond Program - Annual Status Report for Calendar Year 2017**
- HCR18-019** **December 2017 Reporting Update for City of San Diego's Temporary Bridge Shelter Programs**
- HCR18-027** **"Addressing the Housing Affordability Crisis" 2018 Status Report**

ADJOURNMENT:

Chair Urtasun adjourned the Regular Meeting at 10:22 a.m.

Respectfully submitted,

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

Approved by,

Richard C. Gentry
President & Chief Executive Officer
San Diego Housing Commission