

**HOUSING AUTHORITY  
OF THE CITY OF SAN DIEGO  
REGULAR MEETING MINUTES  
TUESDAY, MARCH 20, 2018  
CITY COUNCIL CHAMBERS – 12<sup>TH</sup> 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  
Council President Pro Tem Barbara Bry, District 1  
Councilmember Lorie Zapf, District 2  
Councilmember Chris Ward, District 3  
Councilmember Mark Kersey, District 5  
Councilmember Chris Cate, District 6  
Councilmember Scott Sherman, District 7  
Councilmember David Alvarez, District 8  
Councilmember Georgette Gómez, District 9

**Approval of Housing Authority Minutes:**

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

Approved - Tuesday, March 13, 2018, Special Meeting

**DISCUSSION AGENDA:**

**ITEM 1:     HAR18-001   San Diego Housing Commission Semi-Annual Grant Report  
July 1, 2017 through December 31, 2017**

Debra Fischle-Faulk, Vice President Procurement & Compliance, and Julia Sauer, Director, Grants, Special Programs & Compliance, San Diego Housing Commission, presented the report.

**INFORMATIONAL ITEM ONLY – NO ACTION REQUIRED**

This report has been prepared in response to the Housing Authority of the City of San Diego's Resolution Number HA-1569 granting the San Diego Housing Commission (Housing Commission) authority for a number of grant-related activities, and requiring submission of a semi-annual report of all grant activity.

**ITEM 2:     HAR18-004   January 2018 Reporting Update for Temporary Bridge Shelter  
Programs**

Jeff Davis, Executive Vice President & Chief of Staff, and Lisa Jones, Director of Housing First Administration of the San Diego Housing Commission, presented the report

**INFORMATIONAL ITEM ONLY – NO ACTION REQUIRED**

San Diego Housing Commission (Housing Commission) Board of Commissioners' approval (Report No. HCR17-079) and corresponding approvals by the Housing Authority of the City of San Diego (Housing Authority) and San Diego City Council (Report No. HAR17-029) require the Housing Commission to report monthly data of the City of San Diego's Temporary Bridge Shelter Program(s) in an Informational Report at regularly scheduled Housing Commission Board meetings.

**ITEM 3: HAR18-011 Approval of Contract between San Diego Housing Commission and a Contractor to operate the Transitional Storage Center at 116 South 20th Street, San Diego, California 92113, authorize execution of the First Amendment of the Memorandum of Understanding for Temporary Bridge Shelters and authorize amendment of the SDHC Budget to allow for advancing costs for the lease of the property, construction of tenant improvements and funding the contract for the operator of the Transitional Storage Facility**

Jonathan Herrera, Senior Advisor on Homelessness for San Diego Mayor Kevin L. Faulconer, City of San Diego; Karen Johnson, City of San Diego Real Estate Assets Department; Lisa Jones, Director of Housing First Administration, San Diego Housing Commission; Assistant Chief Paul Connelly, San Diego Police Department; and Mario Sierra, Director, Environmental Services Department, City of San Diego, presented the request for approval.

Speaking in opposition were: Ivana Heard, Lucero Chavez, James Justus, Noel Bishop, Richard Cuevas, Daniel Munoz, Eva Duron, Thomas Dean Fuller, Nicholas Sanchez, Emma Vertise, Daisy Tyson, Laura Leal, Robyn Spencer, Martha Welch, Melissa R. Badgett, David Gapp, Susan Trump, Mary Ann Saponara, James Lawrence, Robert Leaf, Consuelo Zuniga, Christian Ramirez, Peter Schrock, Maria Norma Grandos, Francisco Alcantar, Rene Guzman, Cheri Tagliani, Father John Author, Peter Hickey, Michelle Gonzalez, Eiker Leal, Amparo Kalso, Vivian Schoop, Cailey Vidrio, Michael Fernandez, Michelle Navarro, Dr. Laura Purchase Roberts, Steven Williamson, Father Neil Jose Wilkinson, Tony Cappy, Randolph Navarro, Sarah Anderson, Myron Taylor, Jose Valdivia, Pastor Emmanuel Sanchez, Raymond Bernal, Miriam Melendez, Gloria Andrade, Antonio Martinez, Joe Sierchio, Jess Haro, Silvia Ramirez. Chris Holder, Peta Verdeen, Marta Flores, Jim Roth, Liliana Garcia Rivera, Adriana Flores, Gloria Flores, Celestina Martinez.

Speaking in favor were: Carlos Quezada, Amy Gonyeau, Kim Mitchell, Andre Simpson, Jonathan Castillo, Heather Fitzgerald, Roosevelt Blackman, Gerald Brown, Roberta Cox, Scott Dreher, Alexandra Berenter, Izian Rim, Marla Phelps, Monica Ball, John Brady.

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 David Alvarez opposed.

That the Housing Authority of the City of San Diego (Housing Authority) take the following actions:

*Approve Resolution No. HA-2018-35, contingent upon passage of City Council Resolution No. R-2018-396, subject to the following amendments/modifications to the operating agreement presented by staff as part of today's presentation:*

- 1) *Will remove the mandatory check-in requirement; and*
- 2) *Clarify that the operator shall not allow alcohol or illegal drug use on site. That approval of the operating agreement is contingent upon the Housing Authority approval of the funding*

*for the project, and the Housing Authority shall have the opportunity to evaluate the program and decide whether to continue or terminate it at the time of SDHC budget approval for FY19 and again at the time of SDHC budget approval for FY20. For FY18, the SDHC budget amendment shall not exceed the savings realized from funds allocated to, but not expended on, the temporary bridge shelters programs, and funding used for this project shall not be backfilled using funds allocated for permanent supportive housing. The SDHC shall request future funding allocations as part of the FY19 and FY20 SDHC budgets, subject to Housing Authority approval. The SDHC shall bring forward a comprehensive funding plan for Years 2 and 3 during the FY19 budget hearings. The SDHC shall provide, as part of each funding request, information sufficient to allow the Housing Authority to evaluate the project and determine whether to continue or terminate it.*

*Revise the operating agreement as follows:*

- To allow for a maximum of 500 storage units for all three years;*
- To state that, during the first 90 days of operation, clients must be referred to the facility by a service provider or City staff (such as SDPD), or currently be on the waiting list at the Think Dignity Center; and*
- To provide that the opening date will be no earlier than June 13, 2018 (per the school schedule, the last day of class is June 12).*

*The SDHC will evaluate, in conjunction with the City, the cost and feasibility of making the facility's existing restrooms available to Clients of the facility. The Housing Authority authorizes using contingency funds for this purpose, provided there are sufficient contingency funds available for this purpose once other authorized expenditure of those funds are accommodated and, in that case, authorizes an associated amendment to the operating agreement to allow for restroom use by Clients. If it is determined financially infeasible, the SDHC will evaluate, in conjunction with the City, alternatives to provide Clients with restroom access on or near the site.*

*The SDHC shall direct the operator to adjust its schedule to serve Clients on Sundays, adjusting other operating hours as necessary to accommodate that need, and shall require the operator to continue serving Clients on Sundays for as long that the SDHC determines the facility is being adequately used during that time.*

*The SDHC shall provide written reports on number of clients served, utilization rate, any changes to operations, outreach activity, connections to other services and housing, at least monthly and upon request by the Council President/Chair of the Housing Authority.*

*Direct the Mayor to follow the Community Impact Strategy as outlined in the memorandum dated March 20, 2018, from Bahija Humphrey, Assistant Chief of Civic Initiatives.*

*Docket a discussion of review of other locations for transitional storage facilities citywide at the Select Committee on Homelessness within 90 days.*

*Request that the Mental Health Systems agreement extension to return back to the Housing Authority for approval of any extensions.*

*Request that security be increased to 24 hours per day and expanded to a ½ mile radius for at least the first ninety days; increased street lighting to be installed; shade-producing street trees to be planted and maintained around the property; and work on installing a railroad crossing arm at the nearby intersection.*

**City Council:**

Authorize the execution of a First Amendment to the Memorandum of Understanding between the City of San Diego and the San Diego Housing Commission (Housing Commission) for the City of San Diego Temporary Bridge Shelters to also address the duties of the parties concerning the Transitional Storage Center (Center) at 116 South 20<sup>th</sup> Street, San Diego, California 92113 (Premises), as approved by General Counsel for the Housing Commission and the Office of the City Attorney.

**Housing Authority:**

1. Approve a one-year agreement, with two one-year options to extend at the Housing Commission's sole discretion, for a total term of 3 years, if and when all options are exercised<sup>1</sup>, with Mental Health Systems (MHS) to operate the Center on terms and conditions as set forth in the agreement, which is attached hereto as Attachment No. 1 (Agreement), as it may be amended upon advice of General Counsel of the Housing Commission; approval of the Agreement shall be contingent on City Council's approval of the City's lease agreement for rental of the Premises;
2. Authorize the President and Chief Executive Officer (President & CEO), or delegated designee, to execute the Agreement and any and all other documents and agreements that are necessary to implement these approvals;
3. Authorize the execution of a First Amendment to the Memorandum of Understanding between the City of San Diego and the Housing Commission for the City of San Diego Temporary Bridge Shelters to also address the duties of the parties concerning the Center, which is attached hereto as Attachment No. 2, and as it may be amended upon advice of General Counsel for the Housing Commission and the Office of the City Attorney;
4. Authorize the President & CEO to take such actions as are reasonably necessary to implement the approvals referenced in this report;
5. Authorize the amendment of the Housing Commission FY 2018 Budget to allow for the funding of the operation of the Center with Contractor, funding for a construction agreement for initial tenant improvements at the Premises, and advance funding for the payment of lease payments for the lease to be entered into by the City of San Diego for the Center, with the understanding that if existing programmatic savings and resources are insufficient, the Successor Agency or City of San Diego will approve the transfer of eligible funds, as determined by the City of San Diego, to backfill the costs advanced by the Housing Commission for the Temporary Bridge Shelter Programs, funding of the lease for the Center and the Agreement – the total expected funding is set forth in Attachment No. 3; and,
6. Authorize the President & CEO to substitute funding sources and/or increase funding amounts for services provided under the Agreement for the operation of the Center, under the construction agreement for initial tenant improvements at the Premises, and for the payment of lease payments for the lease agreement to be entered into by the City of San Diego for the Premises by not more than 20 percent of the original amount allocated herein, if necessary, without further action of the Housing Commission or Housing Authority, but only if and to the extent that such funds are determined to be available for such purposes and when it is determined to be in the best interests of the Housing Commission.

**Adjournment**

**Council President Cole adjourned the Regular Meeting at 6:09 p.m. Council President Cole reconvened at 6:58 p.m. and adjourned the Regular Meeting at 7:19 p.m.**

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<sup>1</sup> After approval, Housing Commission may modify the term to align with the Fiscal Year for budgeting purposes and to align with the term of the City's lease agreement.