



SAN DIEGO  
HOUSING  
COMMISSION

# AGENDA

SAN DIEGO HOUSING COMMISSION  
REGULAR MEETING AGENDA  
MARCH 9, 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

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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**

February 9, 2017, Regular Meeting  
February 9, 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 [HCR18-035](#) [2018-2019 Procurement of Property Insurance Coverage](#)**

That the San Diego Housing Commission (Housing Commission) approve the procurement and binding of property insurance coverage for the Housing Commission from the California State Association of Counties Excess Insurance Authority (CSAC EIA) in an amount not to exceed \$317,517 with effective dates of March 31, 2018, to March 31, 2019.

**101 [HCR18-032](#) [Application for Mortgage Credit Certificate Allocation](#)**

*Requires Housing Authority approval*

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

1. Approve the submission of an application and payment of required application fee to the California Debt Limit Allocation Committee (CDLAC) for a Mortgage Credit Certificate (MCC) Program allocation of up to \$25 million;
2. If the Housing Commission receives less than a \$25 million allocation, authorize staff to submit additional MCC applications to CDLAC in 2018 up to the approved \$25 million in total allocation;
3. Approve recommended increase to the MCC application fee, as detailed in the summary of this report;
4. Authorize the President and Chief Executive Officer (President & CEO), or designee, to:



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- a) Execute any and all documents necessary 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; and
- b) 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.

**102    [HCR18-040](#)    [Fiscal Year 2019 Moving to Work Annual Plan Approval](#)**

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

1. Approve the Fiscal Year (FY) 2019 Moving to Work (MTW) Annual Plan; and
2. Authorize the President & Chief Executive Officer, or designee, to execute all documents and instruments necessary and/or appropriate to implement these approvals, in a form approved by General Counsel, and to take such actions as are necessary and/or appropriate to implement these approvals.

**103    [HCR18-029](#)    [Authorization to Transfer Title of Via Las Cumbres Apartments from the Housing Authority of the City of San Diego to the San Diego Housing Commission](#)**

*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. Transfer title to the property known as Via Las Cumbres Apartments, described below, from the Housing Authority of the City of San Diego (Housing Authority) to the Housing Commission for the sum of \$1 per unit, or for a total of \$120, similar to the 2007 conversion of the public housing units to non-federally subsidized units:

ALL OF THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF SAN DIEGO, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS

PARCEL A: APN 431-731-01, 02 & 13

LOTS 1, 2 AND 40, OF UNIVERSITY CANYON, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP



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THEREOF 10694, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, AUGUST 9, 1983.

PARCEL B: APN 431-731-27 THRU 29

PARCELS 1, 2 AND 3 OF PARCEL MAP NO. 20296, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JULY 11, 2007 AS INSTRUMENT NO. 2007-0465645 OF OFFICIAL RECORDS.

2. Authorize Executive Director of the Housing Authority and the President and Chief Executive Officer (President & CEO) of the Housing Commission to execute any and all documents necessary to effectuate the transfer of title from the Housing Authority to the Housing Commission and to accept such transfer;
3. Authorize the Executive Director of the Housing Authority and President & CEO of the Housing Commission to take such actions as are necessary to amend the Declaration of Trust to substitute the new owner, the Housing Commission, for the previous owner, the Housing Authority;
4. Authorize the Executive Director of the Housing Authority, or designee, to execute a grant deed to the Housing Commission providing that at such time as the Property ceases to be utilized for affordable housing, it shall revert to the Housing Authority;
5. Authorize the President, or designee, to execute an acceptance of the grant deed concerning the property;
6. Authorize both the Executive Director and the President to perform any and all acts necessary or appropriate to implement the approvals contemplated by these actions, upon advice of the General Counsel of the Housing Commission.

**104**    **[HCR18-030](#)**    **[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](#)**

***Requires City Council and Housing Authority approval***

That the San Diego Housing Commission (Housing Commission) recommend that San Diego City Council (City Council) and the Housing Authority of the City of San Diego (Housing Authority) take the following actions:



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**City Council:**

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 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 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 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 expressed understanding that the Successor Agency or City of San Diego, as appropriate, will approve the transfer of funds from the Low-Moderate Housing Fund or any other 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 funding for 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



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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**

### **INFORMATIONAL REPORTS**

**[HCR18-008 San Diego Housing Commission Semi-Annual Grant Report July 1, 2017 through December 31, 2017](#)**

**[HCR18-036 Agency Financial Statements – Second Quarter Fiscal Year 2018 \(Unaudited\)](#)**

**[HCR18-020 January 2018 Reporting Update for City of San Diego’s Temporary Bridge Shelter Programs](#)**

**[HCR18-038 Status of Loan Portfolio – Fiscal Year 2018 First Quarter](#)**