



SAN DIEGO  
HOUSING  
COMMISSION

# AGENDA

SAN DIEGO HOUSING COMMISSION  
REGULAR MEETING AGENDA  
APRIL 7, 2017, 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 Margaret Davis  
Commissioner Gary Gramling  
Commissioner Kellee Hubbard  
Commissioner Ben Moraga  
Commissioner Roberta Spoon

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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



Regular Housing Commission Meeting of April 7, 2017

**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.*

**50 APPROVAL OF THE MINUTES**

March 10, 2017, Regular Meeting

**100 [HCR17-034 Fiscal Year 2018 Moving to Work Annual Plan Approval](#)**

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

- 1) Approve the Housing Commission’s Fiscal Year (FY) 2018 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 this approval, in a form approved by General Counsel, and to take such actions as are necessary and/or appropriate to implement this approval.

**101 [HCR17-031 Additional Loan Recommendation for Vista del Puente](#)**

*The seven day advance notice of San Diego Housing Commission’s hearing of this matter is being provided to the Housing Authority Members pursuant to the provisions of San Diego Municipal Code Section 98.0301(e)(4)(A) and (B).*

- 1) That the San Diego Housing Commission (Housing Commission) approve an additional residual receipts loan of up to \$1,000,000 to a to-be-formed Limited Partnership consisting of National Community Renaissance of California (NCRC) and Townspeople as Co-General Partner, and a tax credit investor for the acquisition and development of Vista del Puente, a 52-unit affordable housing development at 3934 Gamma Street and 1510 South 40<sup>th</sup> Street, San Diego, 92113.
- 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



Regular Housing Commission Meeting of April 7, 2017

- 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, not to exceed the maximum Housing Commission loan amount of \$1,000,000; 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.

**102 [HCR17-029 Proposed Fiscal Year 2018 Affordable Housing Fund Annual Plan](#)**

***Requires City Council Approval***

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

- 1) Recommend that the San Diego City Council (City Council) approve the Proposed Fiscal Year 2018 (FY 2018) Affordable Housing Fund (AHF) Annual Plan (Annual Plan) Program Activity Allocation of \$74,024,502 in anticipated funds (also included in the FY 2018 Housing Commission Proposed Budget) and the proposed Model Programs; and
- 2) Authorize the President & Chief Executive Officer (President & CEO), or designee, to reallocate funds among the proposed Model Programs included in the FY 2018 AHF Annual Plan in response to market demands and opportunities.

**103 [HCR17-033 Workshop and Discussion: San Diego Housing Commission Proposed Fiscal Year 2018 Budget](#)**

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

A workshop will be held at the April 7, 2017, meeting regarding the proposed Fiscal Year 2018 Budget for the San Diego Housing Commission.

No action will be taken on this item.



Regular Housing Commission Meeting of April 7, 2017

104 [HCR17-037 Workshop and Discussion: HOUSING FIRST - SAN DIEGO Proposed New Programs](#)

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

A workshop will be held at the April 7, 2017, meeting regarding proposed new programs of HOUSING FIRST – SAN DIEGO, the San Diego Housing Commission’s (Housing Commission) Homelessness Action Plan. The Housing Commission is proposing an expansion of programs and funding to help address the needs of up to 3,000 homeless individuals and families over the next three years through six programs. An estimated \$78.7 million will be directed to support:

- Homeless Prevention & Diversion Services
- Coordinated Street Outreach for Coordinated Entry
- Expanded Landlord Engagement
- Additional Rapid Re-Housing Assistance
- New Permanent Supportive Housing
- Introduction of a “Moving On” Rental Assistance Program

No action will be taken on this item.

**CLOSED SESSION**

**It is anticipated that the San Diego Housing Commission will convene in closed session on Friday, April 7, 2017, at 9:00 a.m. with the following agenda:**

- I. **Announcement by Counsel of the Matters to be discussed in Closed Session and the basis upon which each will be discussed, as referenced within the Brown Act.**
- II. **Public Testimony and Comment, if any, concerning any matter on the Closed Session Agenda.**
- III. **Commissioner comments, if any.**
- IV. **Commission will convene in closed session to consider the following agenda:**
  - A. **CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION pursuant to subdivision (c) of section 54954.5 of the Government Code and pursuant to subdivision (d)(1) of section 54956.9:**

**Five (5) matters:**

***Erin Faustino, et al. vs. Central SDHC FHA LLC, U.S. District Court, Southern District of California, Case No. 3:16cv02326-BAS-AGS;***



SAN DIEGO  
HOUSING  
COMMISSION

Regular Housing Commission Meeting of April 7, 2017

*SDHC vs. JSP Rancho del Rio, LP, and Jackson Square Properties, LLC, Superior Court of California, County of San Diego, Case No. 37-2017-00010099-CU-BC-CTL;*

*Quashana Simmons vs. San Diego Housing Commission, et al., Superior Court of California, County of San Diego, Case No. 37-2016-00014888-CU-PO-CTL;*  
and

*Marcus Bollinger, et al. vs. Smart Corner Owners Association, Smart Corner Owners Association vs. San Diego Housing Commission, et al. Superior Court of California, County of San Diego, Case No. 37-2015-00025175-CL-BC-CTL.*

*LaWanda Tucker vs. San Diego Housing Commission, et.al. Superior Court of California, County of San Diego, Case No. 37-00024484.*

**Description of Actions:** Counsel will seek direction from the Commission concerning the prosecution and/or defense of the matters referenced above.

V. **Announcement of Actions Taken in Closed Session.**

VI. **Adjournment.**

#### **INFORMATIONAL REPORTS**

**[HCR17-030 Status of Loan Portfolio – Second Quarter of Fiscal Year 2017](#)**

**ADJOURNMENT**