



SAN DIEGO
HOUSING
COMMISSION

MINUTES

**SAN DIEGO HOUSING COMMISSION
MINUTES OF THE REGULAR MEETING
APRIL 7, 2017
SMART CORNER
4th FLOOR CONFERENCE ROOM
1122 BROADWAY
SAN DIEGO, CALIFORNIA 92101**

ATTENDANCE

Present:

Vice Chair Dorothy Surdi
Commissioner Margaret Davis
Commissioner Gary Gramling
Commissioner Kellee Hubbard
Commissioner Ben Moraga
President & CEO Richard C. Gentry
General Counsel Charles Christensen

Absent:

Chair Frank Urtasun
Commissioner Roberta Spoon

10 CALL TO ORDER

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

20 NON-AGENDA PUBLIC COMMENT

There were no public comments.

30 COMMISSIONER COMMENTS

Vice Chair Surdi and Commissioner Gramling attended the National Association of Housing and Redevelopment Officials' legislative conference in Washington, D.C., during the week of March 27-31, which included meetings with U.S. Representatives Darrell Issa, 49th District, and Duncan Hunter, 50th District. They discussed the San Diego Housing Commission's designation as a Moving to Work agency and federal funding for local homelessness programs. The San Diego region ranks fourth in homeless population, according to the U.S. Department of Housing and Urban Development's (HUD) Annual Homeless Assessment Report to Congress, but ranks 23rd in federal funding for homelessness programs, according to HUD's Continuum of Care grant awards in December 2016.



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40 REPORT BY PRESIDENT & CHIEF EXECUTIVE OFFICER

Federal Budget

President & CEO Gentry said the San Diego Housing Commission (Housing Commission) is well-positioned for any potential reductions in the U.S. Department of Housing and Urban Development's budget that are under consideration in Washington, D.C. The federal Section 8 Housing Choice Voucher rental assistance program is the foundation for the Housing Commission's budget, and President Trump's proposed budget funding for that program showed minimal reductions in spending.

San Diego City Council Special Meeting on Homelessness

President & CEO Gentry was one of the presenters at a special San Diego City Council meeting on homelessness that was held on March 20, 2017. Six proposed new programs of HOUSING FIRST – SAN DIEGO, the San Diego Housing Commission's Homelessness Action Plan, were shared with the City Council at the meeting, which was also attended by Chair Urtasun and Commissioner Gramling.

Proposed City Ballot Measure for Homelessness Funding

On Monday, April 3, 2017, President & CEO Gentry joined San Diego Mayor Kevin Faulconer at a news conference to announce the Mayor's proposed ballot measure that would provide additional City of San Diego funding to address homelessness in the city. In addition, the proposed ballot measure would provide funding to expand the Convention Center and to address street repairs in the city.

San Diego City Council Rules Committee Actions

The San Diego City Council Rules Committee on April 5, 2017, forwarded to the full City Council Mayor Faulconer's proposed ballot measure, as well as City Council President Myrtle Cole's proposal to create a City Council select committee on homelessness.

50 APPROVAL OF THE MINUTES

The minutes of the Regular Housing Commission meeting of March 10, 2017, were approved on a motion by Commissioner Gramling, seconded by Commissioner Hubbard, and passed by a vote of 5-0.



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CONSENT AGENDA:

Motion by Commissioner Gramling to approve the item below on consent. Seconded by Commissioner Moraga and passed by a vote of 5-0.

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.

ACTION AGENDA:

101 HCR17-031 Additional Loan Recommendation for Vista del Puente

Ted Miyahara, Director of Housing Finance, Real Estate Division presented the request for approval.

Motion by Commissioner Moraga, to take the following staff recommended actions. Seconded by Commissioner Davis, and passed by a vote of 5-0.

- 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 40th 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 are necessary, convenient and/or appropriate to implement the approvals upon advice of General Counsel;



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- 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

Ann Kern, Vice President, Real Estate Finance and Program Development, and Liliana Caracoza, Senior Program Analyst, Real Estate Division, presented the request for approval.

Motion by Commissioner Davis to take the following staff recommended actions. Seconded by Commissioner Hubbard, and passed by a vote of 5-0.

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 WAS REQUIRED ON THE PART OF THE HOUSING COMMISSION

Jeff Davis, Executive Vice President and Chief of Staff, and Tracey McDermott, Vice President and Chief Financial Officer, presented the workshop regarding the proposed Fiscal Year 2018 Budget for the San Diego Housing Commission.



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104 HCR17-037 Workshop and Discussion: HOUSING FIRST - SAN DIEGO Proposed New Programs

NO ACTION WAS REQUIRED ON THE PART OF THE HOUSING COMMISSION

Jeff Davis, Executive Vice President and Chief of Staff, and Melissa Peterman, Vice President, Homeless Housing Innovations, presented the workshop 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

CLOSED SESSION:

The San Diego Housing Commission convened 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;

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.



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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.

By a vote of 5-0, the Board instructions were given to Counsel concerning anticipated litigation.

ADJOURNMENT:

Vice Chair Surdi adjourned the Regular Meeting at 10:11 a.m.

Respectfully submitted,

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

Approved by,

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