



SAN DIEGO  
HOUSING  
COMMISSION

# AGENDA

SAN DIEGO HOUSING COMMISSION  
REGULAR MEETING AGENDA  
MAY 5, 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 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



Regular Housing Commission Meeting of May 5, 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**

April 7, 2017, Regular Meeting

**100 HCR17-035 Proposed Fiscal Year 2018 Budget**

***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 Housing Commission’s proposed \$433 million Fiscal Year (FY) 2018 Budget (Attachment 1);
- 2) Delegate authority to the Housing Commission to approve amendments to the FY 2018 Budget for the following amounts, consistent with prior delegation of authority from the Housing Authority:
  - a. Line item transfers not to exceed \$500,000 of budget authority that do not impact the overall size of the Housing Authority approved FY 2018 Budget;
  - b. Additional funding for the FY 2018 Budget resulting from applications submitted with the approval of the Housing Authority (per Housing Authority Resolution 1569); and
  - c. Additions from other sources, not to exceed \$500,000 on an individual basis, to the FY 2018 Budget; and
- 3) Delegate authority to the President & Chief Executive Officer of the Housing Commission to amend the FY 2018 Budget for amounts not to exceed \$250,000 consistent with policies, programs and activities approved by the Housing Commission and Housing Authority.



Regular Housing Commission Meeting of May 5, 2017

101 [HCR17-038 Expanded Use of Low Income Lease Revenue Funds for HOUSING FIRST – SAN DIEGO, the San Diego Housing Commission’s Homelessness Action Plan](#)

*Requires Housing Authority and City Council Approval*

That the San Diego Housing Commission (Housing Commission) recommend that the Housing Authority of the City of San Diego (Housing Authority) and the San Diego City Council (City Council) take the following actions and amend Resolutions R-310284 and HA-1681 to authorize the expanded use of Low Income Lease Revenue Funds, including but not limited to those within Funds 200398 and 10540, for each of the purposes referenced within this report:

**City Council:**

Amend Resolution R-310284 to authorize the expanded use of funds from the sale of the Hotel Metro and the ground lease of San Diego Square Senior Apartments for the purposes referenced in this report, including, without limitation, any funds within Low Income Lease Revenue Fund 200398 and 10540 and specifically granting such authority pursuant to the provisions of City Council Resolutions R-224179 and R-218880, to the extent such actions are necessary.

**Housing Authority:**

- 1) Amend Resolution HA-1681 to authorize the expanded use of funds from the sale of the Hotel Metro and the ground lease of San Diego Square Senior Apartments for the purposes referenced within this report, including, without limitation any funds within Low Income Lease Revenue Fund 200398 and 10540 and specifically granting such authority pursuant to the provisions of City Council Resolutions R-224179 and R-218880, to the extent such actions are necessary;
- 2) Authorize the President & Chief Executive Officer (President & CEO), or designee, to expend funds approved by this action to participating landlords as part of the collaborative landlord-outreach component of HOUSING FIRST – SAN DIEGO, the Housing Commission’s Homelessness Action Plan; and
- 3) Authorize the President & CEO, or designee, to execute all necessary documents and instruments necessary and/or appropriate to implement these approvals, in a form approved by General Counsel, and to take such actions necessary and/or appropriate to implement these approvals.



Regular Housing Commission Meeting of May 5, 2017

**102 [HCR17-036 Village North Senior Garden Apartments – Property Disposition](#)**

*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).*

That the San Diego Housing Commission (Housing Commission) Board approve the following actions:

- 1) Authorize the Housing Commission to enter into a long-term (65-year) Ground Lease Agreement between HDP Village North, LP, or designee (Lessee), and the Housing Commission (Lessor) for the transfer of property located at 7720 Belden Street, San Diego, CA 92111, on terms and conditions described in this report, as approved by General Counsel of the Housing Commission;
- 2) Authorize the Executive Vice President & Chief of Staff (COS), or designee, to execute all documents and instruments that are 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 upon the advice of General Counsel;
- 3) Authorize the Executive Vice President & COS, or designee, of the Housing Commission, to execute any and all documents and to perform any and all acts reasonably necessary to implement the financing plan for the rehabilitation of the project within the parameters set forth within this report; and
- 4) Approve the transfer of the Village North Senior Garden Apartments projected property reserve balance of \$2,000,000 (based on a September 2017 closing date) to HDP Village North, LP or designee, to be used for the renovation of the property.

**103 [HCR17-039 Final Bond Authorization for Park & Market](#)**

*Requires Housing Authority and City Council Approval*

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

- 1) Recommend that the Housing Authority of the City of San Diego (Housing Authority) authorize the issuance of up to \$216,500,000 in tax-exempt Multifamily Housing Revenue Bonds, which are allocated by the State, to facilitate the development of Park & Market, a 426-unit mixed-use development, located in the East Village Neighborhood of Downtown San Diego, which will include 85 units that will remain affordable for 55 years; and
- 2) Request that the San Diego City Council (City Council) hold a Tax Equity and Fiscal Responsibility Act (TEFRA) public hearing and adopt a resolution approving the issuance of Multifamily Housing Revenue Bonds in an amount up to \$216,500,000.

**ADJOURNMENT**