



July 27, 2016

### Message from the President & CEO



Richard C. Gentry  
President & CEO

Less than 24 hours ago, the San Diego City Council placed a measure on the November 8, 2016, ballot that would ask voters to increase the capacity to construct thousands of affordable rental housing units in the city of San Diego.

In addition, homeless Veterans are securing housing through a San Diego Housing Commission (SDHC) partnership initiative. And two SDHC partnership affordable housing developments recently marked milestones.

I invite you to read more about our recent SDHC activities.

### Affordable Housing Capacity Measure Placed on Ballot

The San Diego City Council voted 8-0 to place a ballot measure on the November 8, 2016, ballot that would ask voters to increase the capacity to construct an additional 38,680 affordable rental housing units in the city of San Diego.

This measure would not raise taxes.

In addition, the ballot measure does not automatically guarantee that these 38,680 additional affordable rental housing units would be built. Affordable rental housing developments would still have to go through the permitting process, including community, environmental and San Diego City Council reviews.

Article 34 of the State Constitution, adopted in 1950, requires voter approval for low-rent housing that is developed, constructed, or acquired by a state public agency, such as SDHC and the City of San Diego. SDHC manages compliance with Article 34 on behalf of the City of San Diego.



San Diego City Council Meeting  
Article 34 Ballot Measure Vote  
July 26, 2016

The city of San Diego needs 38,680 affordable housing units for low- and very low-income residents by 2020, according to the 2011 San Diego Association of Governments' (SANDAG) Regional Housing Needs Assessment.

[Read the SDHC News Release](#)

### SDHC Partnership Initiative - 209 Homeless Veterans Housed to Date

Good news - 209 homeless Veterans as of July 20 have secured housing through The 1,000 Homeless Veterans Initiative, an SDHC partnership with the City of San Diego.



"Housing Our Heroes" Program Update  
(Left to right) SDHC President & CEO Richard C. Gentry, landlord and Army Veteran Noble Robinson, San Diego Mayor Kevin Faulconer, and San Diego City Councilmember Todd Gloria

In addition, 130 landlords have answered the call to provide rental housing for homeless Veterans, listing 333 of their rental housing units through "Housing Our Heroes," the landlord outreach program of The 1,000 Homeless Veterans Initiative.

I joined Mayor Kevin Faulconer, City Councilmember Todd Gloria, landlord and Army Veteran Noble Robinson, President & CEO of Veterans Village of San Diego Phil Landis, and our partners at a news conference to provide an update on The 1,000 Homeless Veterans Initiative.

[Read the SDHC News Release](#)

[Watch the video on SDHC's YouTube Channel](#)

### Groundbreaking for Affordable Senior Housing

North Park Senior Apartments, an SDHC partnership development, will transform a vacant parking lot in North Park into rental housing open to all low-income seniors that will remain affordable for 55 years.



North Park Senior Apartments – Groundbreaking  
75 affordable rental housing units and one manager's unit  
July 13, 2016

The development will also be the first affordable rental housing development for seniors in the city of San Diego to provide programs for lesbian, gay, bisexual and transgender (LGBT) seniors.

California State Assemblymember Toni Atkins, Councilmember Todd Gloria and I were among the speakers at the groundbreaking ceremony.

North Park Senior Apartments will forever be a wonderful part of not only North Park, but also the LGBT community and San Diego as a whole.

SDHC is partnering with Community HousingWorks to develop North Park Senior Apartments, which includes 75 affordable units and one manager's unit. It's expected that residents should be able to move in by December 2017.

[Read the SDHC News Release](#)

### Ceremony 'Tops Out' New Affordable Housing Development

The raising of the final beam, a construction tradition known as "topping out," marked a construction milestone for the SDHC partnership development Atmosphere Apartments.



Atmosphere – Topping Out Ceremony  
202 affordable rental housing units, including 51 units to address homelessness  
July 14, 2016

Atmosphere is replacing a vacant lot in Downtown San Diego with 202 affordable rental housing units, including 51 units to address homelessness.

SDHC has committed 51 Federal rental housing vouchers to Atmosphere to provide rental assistance for these 51 supportive housing units. These vouchers are among 1,500 Federal rental housing vouchers that SDHC has committed to provide housing opportunities for homeless individuals and families over three years in **HOUSING FIRST-SAN DIEGO**, SDHC's three-year Homelessness Action Plan.

The development's 202 rental housing units will remain affordable for low-, very low-, and extremely low-income households for up to 55 years, addressing the growing challenge for low-income families seeking an apartment they can afford in the city.

Construction is scheduled for completion in spring 2017.

[Read the SDHC News Release](#)

I invite your comments.

Sincerely,

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

### SDHC Recognition



Certificate of Achievement for Excellence in Financial Reporting

For the 8th consecutive year, SDHC's Financial Services Department has been recognized by the Government Finance Officers Association with the "Certificate of Achievement for Excellence in Financial Reporting" for our Fiscal Year 2014-15 (July 1, 2014 - June 30, 2015) Annual Financial Report.

SDHC has also been honored by the National Association of Housing & Redevelopment Officials (NAHRO) with two Awards of Merit:

- The first national award was for the development, implementation and communications of our three-year Homelessness Action Plan, **HOUSING FIRST - SAN DIEGO**. This was an agency-wide collaboration.
- The second NAHRO Award was for our SDHC Achievement Academy, which was recognized for its Resident and Client Services program, "Jumpstart your Career."

I accepted these national awards this month at the NAHRO 2016 Summer Conference in Portland, Oregon, with SDHC Chairman of the Board Gary Gramling.

Both of these national awards have also been nominated for the NAHRO "Awards of Excellence."

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