



SAN DIEGO
HOUSING
COMMISSION

AGENDA

SAN DIEGO HOUSING COMMISSION
REGULAR MEETING AGENDA
FEBRUARY 12, 2016, 9:00 A.M.
SMART CORNER
4TH FLOOR CONFERENCE ROOM
1122 BROADWAY
SAN DIEGO, CALIFORNIA 92101

Chair Gary Gramling
Vice Chair Roberta Spoon
Commissioner Margaret Davis
Commissioner Kellee Hubbard
Commissioner Ben Moraga
Commissioner Dorothy Surdi
Commissioner Frank Urtasun

Assistance for the Disabled: Agendas, reports and records are available in alternative formats upon request. Please contact SDHCdocketinfo@sdhc.org, (619) 578-7550 (voice) or (619) 398-2440 (TTY) at least five days prior to the meeting.

Questions Regarding Agenda Items: For specific questions regarding any item on the San Diego Housing Commission agenda, please contact SDHCdocketinfo@sdhc.org or (619) 578-7550. Internet access to agendas and reports is available at www.sdhc.org/Media-Center/SDHC-Meetings/Housing-Commission-Meetings/.

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



Regular Housing Commission Meeting of February 12, 2016

40 REPORT BY THE PRESIDENT & CHIEF EXECUTIVE OFFICER

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.

50 APPROVAL OF THE MINUTES

January 15, 2016, Regular Meeting

100 [HCR16-004 Mobile Home Community Issues Committee Membership](#)

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

- 1) Appoint two new alternate members to the Mobile Home Community Issues Committee (MHCIC); and
- 2) Reappoint current committee members and alternates.

101 [HCR16-016 2016-2017 Procurement of Property Insurance Coverage](#)

That the San Diego Housing Commission (Housing Commission) recommend the Housing Authority of the City of San Diego (Housing Authority) authorize the Housing Commission President & Chief Executive Officer to approve the procurement of property insurance coverage from the California State Association of Counties Excess Insurance Authority (CSAC EIA) in an amount not to exceed \$310,000 with effective dates of March 31, 2016, to March 31, 2017, and adopt a resolution authorizing the Housing Commission President & Chief Executive Officer, without further action of the Housing Commission Board or the Housing Authority, to procure comprehensive general liability, vehicle liability, property damage, Directors & Officers liability, and worker’s compensation insurance coverages for March 31, 2016, to March 31, 2017, and for future years provided that the amounts for such insurance coverage is contained with Housing Authority approved budgets.



Regular Housing Commission Meeting of February 12, 2016

102 [HCR16-014 Increased Loan Funding Request for Villa Encantada](#)

That the San Diego Housing Commission (Housing Commission) recommend that the Housing Authority of the City of San Diego (Housing Authority) approve the following actions, as described in this report:

- 1) Increase the previously approved loan from the Housing Commission to AMCAL Villa Encantada Fund, L.P. (AMCAL), to a new total of up to \$7,500,000 (from \$6,000,000) to finance the acquisition and development of Villa Encantada; and
- 2) Authorize the President and Chief Executive Officer (President & CEO), or designee, to:
 - 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.
 - b. Adjust financing terms/conditions as necessary for consistency with requirements of other funding sources or to accommodate market changes that may occur, provided that the proposed \$7,500,000 maximum loan amount may not increase.
 - c. Substitute approved funding sources with any other available funds as deemed appropriate, and 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.

103 [HCR16-012 The 1,000 Homeless Veterans Initiative of HOUSING FIRST – SAN Diego, the San Diego Housing Commission’s three-year Homelessness Action Plan \(2014-17\)](#)

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, contingent upon the subsequent appropriation of sufficient funds by the City of San Diego (City) for San Diego Square Apartments and the availability of funds from the pending sale of Hotel Metro and the City of San Diego and the Housing Authority of the City of San Diego, each adopt a resolution specifically authorizing the use of Low Income Lease Revenue Funds, including but not limited those within Funds 200398 and 10540, for each of the purposes referenced within this report:

- 1) Amend the Housing Authority-approved Housing Commission Fiscal Year (FY) 2016 budget to include additional sums of \$3,000,000 from the pending sale of Hotel Metro; \$4,000,000 from the grant from the City resulting from the ground lease of San Diego



Regular Housing Commission Meeting of February 12, 2016

Square, and \$250,000 from Housing Commission local funds (Bond and Low Income Lease Revenue Funds);

- 2) Adopt resolutions authorizing the use of all funds from the sale of the Hotel Metro and the ground lease of San Diego Square 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 that such actions are necessary;
- 3) Authorize the Housing Commission's expenditure of up to \$3,000,000 from the pending sale of Hotel Metro; \$4,000,000 from the grant from the City resulting from the ground lease of San Diego Square, and \$250,000 from Housing Commission local funds (bond and lease revenue) as part of the Housing Commission's FY 2016 Housing Authority-approved Budget, contingent upon the appropriation of these funds by the City for San Diego Square, the availability of funds from the sale of Hotel Metro, and the City's Chief Financial Officer furnishing a certificate certifying that the funds necessary for expenditures are, or will be, on deposit with the City Treasurer and contingent upon the adoption of the resolutions by the City Council and the Housing Authority as referenced within action item 2, above;
- 4) Authorize the award of contracts to successful respondents to the open Notice of Funding Availability (NOFA) and/or Request for Proposals (RFP) by the President & CEO, or designee, without further actions of the City of San Diego, the Housing Authority of the City of San Diego and/or the Board of Commissioners of the Housing Commission;
- 5) 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 – Housing our Heroes campaign – of The 1,000 Homeless Veterans Initiative of HOUSING FIRST – SAN DIEGO, the Housing Commission's three-year Homelessness Action Plan;
- 6) Authorize the President & Chief Executive Officer, or designee, to execute all necessary 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 necessary and/or appropriate to implement these approvals; and
- 7) Authorize the President & CEO to substitute funding sources, if necessary, including temporarily using other eligible funding sources until all other funds are available, without further action by the City Council, Housing Authority, or Board of Commissioners (Board) of the Housing Commission, but only if and to the extent that funds are determined to be available for such purposes.



Regular Housing Commission Meeting of February 12, 2016

104 Additional Appointments of Board Members to San Diego Housing Commission Committees

The Chairman of the Board will make additional appointments to San Diego Housing Commission standing committees.

105 HCR16-009 Strategic Plan Update Workshop

NO ACTION IS REQUIRED ON THE PART OF THE SAN DIEGO HOUSING COMMISSION

The San Diego Housing Commission (Housing Commission) developed the two-year Strategic Plan for the agency that was approved by the Housing Commission Board (Board) on January 17, 2014, and which identified three major Goals:

- A) Create and Preserve Quality Affordable Housing;
- B) Provide Housing Choice Voucher families with Opportunities for Them to Become More Financially Self-reliant; and
- C) Foster a Culture of Excellence and Innovation.

This workshop will provide the Board with an update on milestones and/or accomplishments achieved.

106 HCR16-013 Workshop & Discussion: Fiscal Year 2017 Moving to Work Annual Plan

NO ACTION IS REQUIRED ON THE PART OF THE SAN DIEGO HOUSING COMMISSION

At the February 12, 2016, meeting a workshop will be held on the Fiscal Year 2017 Moving to Work (MTW) Annual Plan.

Housing Commission (Housing Commission) staff is developing the Fiscal Year 2017 MTW Annual Plan (Plan), which includes two proposed initiatives. The initiatives in the draft Plan are intended to further streamline administrative processes, encourage financial self-reliance among Section 8 Housing Choice Voucher participants, and increase housing opportunities for low-income families. The Plan includes a description of each proposed activity and how performance will be measured and tracked. An overview of the draft Plan will be the focus of the workshop. The two proposed initiatives are:



Regular Housing Commission Meeting of February 12, 2016

- 1) The Moving On Program - Provide rental assistance to 25 formerly homeless individuals transitioning out of permanent supportive housing and into permanent affordable housing with less intensive supportive services; and
- 2) Sponsor-Based Housing Voucher Program Updates - Rent payment amount will be calculated at 28.5 percent of gross monthly income, down from 30 percent, and allowances and deductions, such as utilities, will be eliminated.

CLOSED SESSION

It is anticipated that the San Diego Housing Commission will convene in closed session on Friday, February 12, 2016, 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 - ANTICIPATED LITIGATION pursuant to subdivision (c) of section 54954.5 of the Government Code and pursuant to subdivision (d)(1) of section 54956.9:

One (1) potential matter.

Counsel's Description of General Nature of Closed Session:

Counsel will discuss potential litigation arising out of Bayview Community Development Corporation related to its affordable housing located on Stork Street.

- B. 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:

Maria T. Ahamed vs. San Diego Housing Commission, Superior Court of California, County of San Diego, Case No. 37-2014-00033188-CU-WT-CTL

Counsel's Description of General Nature of Closed Session:



SAN DIEGO
HOUSING
COMMISSION

Regular Housing Commission Meeting of February 12, 2016

Counsel will discuss the existing litigation, will report on status and will seek direction from the Commission concerning the same.

- C. CONFERENCE WITH LABOR NEGOTIATORS pursuant to Government Code section 54957.6:

Agency Representatives: Rick Gentry, Jeff Davis, Michael McKenna, Tina Holmes, Charles B. Christensen and Joel Mason for the San Diego Housing Commission

Employee Organization: Social Services Union, Local 221, AFL-CIO

Counsel's Description of General Nature of Closed Session: Agency Representatives will seek direction from the Commission concerning labor negotiations.

- V. Announcement of Actions Taken in Closed Session.

Adjournment.

ADJOURNMENT

INFORMATIONAL REPORTS

[HCR16-005 Mobile Home Community Issues Committee Annual Report](#)

[HCR16-011 Multifamily Bond Program - Annual Status Report for 2015](#)