



SAN DIEGO
HOUSING
COMMISSION

MINUTES

**SAN DIEGO HOUSING COMMISSION
MINUTES OF THE REGULAR MEETING
MARCH 11, 2016
SMART CORNER
4th FLOOR CONFERENCE ROOM
1122 BROADWAY
SAN DIEGO, CALIFORNIA 92101**

ATTENDANCE

Present:

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

10 CALL TO ORDER

Chair Gramling called the Regular Meeting to order at 9:04 a.m.

20 NON-AGENDA PUBLIC COMMENT

Martha Welch spoke about housing.

30 COMMISSIONER COMMENTS

There were no commissioner comments.

40 REPORT BY PRESIDENT & CHIEF EXECUTIVE OFFICER

San Diego Housing Commission Awards of Excellence

President & CEO Gentry recognized the employees and the team who received San Diego Housing Commission (SDHC) Awards of Excellence for 2015:

- Individual Award of Excellence: Silvia De La Mora, Workforce Readiness Specialist, Rental Assistance Division



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- Individual Award of Excellence: Luis Barrios, Administrative Assistance, Homeless Housing Innovations Department
- Individual Award of Excellence: Cameron Shariati, Assistant Real Estate Manager, Real Estate Division
- Team Award of Excellence: Inspections Team, Rental Assistance Division
 - Del Marine
 - Jose Corrales
 - Maria Gomez
 - Maria Nunez
 - Denise Williams
 - Eric Smith
 - Gary Hoffman
 - Marcus Hill
 - Mike Lai
 - Raquel Cintron
 - James Mendez
 - Victor Martinez
 - Gloria Brown
 - Henrietta Ochoa
 - Ursula Cartwright
- CEO Award of Excellence: Emmanuel Velasco, Multimedia Designer, Communications & Legislative Affairs Division

San Diego City Council approves funding for The 1,000 Homeless Veterans Initiative

On March 1, 2016, the San Diego City Council unanimously approved funding for The 1,000 Homeless Veterans Initiative of HOUSING FIRST-SAN DIEGO, SDHC's three-year Homelessness Action Plan (2014-2017). This initiative will invest close to \$12.5 million in Federal, City and SDHC resources to provide housing opportunities for 1,000 homeless Veterans over the next year. This includes \$7 million that the City Council authorized, and which the SDHC Board of Commissioners recommended, including: \$4 million in City funds resulting from the ground lease of San Diego Square; and up to \$3 million from SDHC's pending sale of Hotel Metro.

The City Council's action also funds the "Housing Our Heroes" landlord outreach incentive campaign, which is one of four program components of The 1,000 Homeless Veterans Initiative. Landlords with rental properties in the city of San Diego who wish to participate can email HousingOurHeroes@sdhc.org or call 619-578-7768 for more information.



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CEO Testimony before the California Senate Committee on Transportation & Housing

On Wednesday, March 9, President & CEO Gentry testified to the California Senate Committee on Transportation and Housing about an SDHC study on reducing housing construction costs. The report, titled *Addressing the Housing Affordability Crisis: An Action Plan for San Diego*, includes 11 recommended actions at the Local, State, or Federal level, such as shortening the permit approval process, deferring development fees, and unlocking underutilized land.

The report was also highlighted in a blog that was posted on the website of the California Economic Summit.

CONSENT AGENDA:

Motion by Commissioner Urtasun to approve the items listed below on consent. Seconded by Vice Chair Spoon and passed by a vote of 7-0:

100 HCR16-018 Amendment to the Agreement with Point Loma Nazarene University for an Economic Impact Study

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

- 1) Approve an amendment to the agreement between the Housing Commission and Point Loma Nazarene University to increase the current not-to-exceed amount by \$73,284 to a not-to-exceed amount of \$127,568.75; and
- 2) Authorize the President & Chief Executive Officer of the Housing Commission, 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 take such actions as are necessary and/or appropriate to implement these approvals.

101 HCR16-024 Final Bond Authorization for Fairbanks Terrace

That the San Diego Housing Commission (Housing Commission) recommend the Housing Authority of the City of San Diego (Housing Authority) authorize the issuance of up to \$15,300,000 in tax-exempt multifamily housing revenue bonds/note to fund the construction of Fairbanks Terrace, an 83-unit affordable housing development for seniors age 62 and older, to be located in Black Mountain Ranch at the intersection of Paseo del Sur and Del Sur Ridge Road.

102 HCR16-025 Final Bond Authorization for Mesa Verde (formerly known as Mission Gorge) Apartments

That the San Diego Housing Commission (Housing Commission) recommend the Housing Authority of the City of San Diego (Housing Authority) authorize the issuance of up to



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\$22,400,000 in tax-exempt multifamily housing revenue bonds/note to fund the construction of Mesa Verde (formerly known as Mission Gorge) Apartments, a 90-unit affordable housing development for families, to be located in the Navajo community at 7785 Mission Gorge Road.

103 HCR16-026 Fiscal Year 2017 Moving to Work Annual Plan Approval

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

- 1) Approve the Fiscal Year (FY) 2017 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 these approvals, in a form approved by General Counsel, and to take such actions as are necessary and/or appropriate to implement these approvals.

50 APPROVAL OF THE MINUTES

The minutes of the Regular Housing Commission meeting of February 12, 2016, were approved on a motion by Commissioner Surdi, seconded by Commissioner Davis, and passed by a vote of 7-0.

104 HCR16-027 Workshop & Discussion: San Diego City-County Reinvestment Task Force

Wendy Dewitt, Director of Business & Program Development, Real Estate Division and Daisy Crompton, Reinvestment Task Force Manager, presented the report on the San Diego City-County Reinvestment Task Force, which is administered on behalf of the City of San Diego and County of San Diego by the San Diego Housing Commission.

NO ACTION WAS TAKEN BY THE SAN DIEGO HOUSING COMMISSION

(Closed session items were introduced in open session and members of the public were given the opportunity to make public comment on the matters before the Housing Commission convened in closed session. There were no public comments made.)

CLOSED SESSION

IV. The Housing Commission convened 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:



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Two (2) potential matters.

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.

Counsel will also discuss potential litigation arising out of services rendered by Royal Property Management, Inc. at the Sanford Hotel and will seek direction concerning the matter.

This was an informational item. No action was taken.

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:

Two (2) matters:

Marian L. Malzahn, et al. vs. San Diego Housing Commission, et al., Superior Court of California, County of San Diego, Case No. 37-2013-00079570-CU-WT-CTL; and

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:

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

This was an informational item. No action was taken.

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



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Employee Organization: Service Employees International 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.

This was an informational item. No action was taken.

D. CONFERENCE WITH REAL PROPERTY NEGOTIATORS pursuant to subdivision (b) of 54954.5 of the Government Code and 54956.8 of the Government Code

Property: Hotel Metro, 434 and 435 13th Street, San Diego, California ("Property") APN: 535-156-07; 535-155-04 and 05

Agency negotiators: Richard C. Gentry, Jeff Davis, Debbie Ruane, Ted Miyahara, Ann Kern and Charles Christensen for the San Diego Housing Commission

Negotiating parties: Two (2) groups:

Trestle Development LLC and Canvas Ventures LLC; and

Fowler Property Acquisitions, LLC

Under negotiation: Negotiator(s) will seek direction from the Commission concerning price and terms of payment.

Real property negotiators were given direction by a unanimous vote of 7-0 regarding price and terms of payment.

V. Announcement of Actions Taken in Closed Session.

VI. Adjournment.

ADJOURNMENT:

Chair Gramling adjourned the Regular Meeting at 10:40 a.m.



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Respectfully submitted,

Maria Velasquez
Senior Vice President
Communications and Legislative Affairs &
Chief Communications Officer
San Diego Housing Commission

Approved by,

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