



SAN DIEGO
HOUSING
COMMISSION

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San Diego Housing Commission (SDHC) Workshop – San Diego Municipal Code Amendments Concerning SDHC and Revised Acquisition and Disposition Policies December 2, 2016

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SDHC – Municipal Code Amendments

Introduction

- November 15 – The San Diego City Council adopted amendments to the San Diego Municipal Code, by a vote of 6-0.
- These amendments give additional authority to the SDHC Board of Commissioners and the President & Chief Executive Officer.
- The SDHC Board of Commissioners voted 6-0 on May 6, 2016, to recommend City Council approval of the Municipal Code amendments.



SDHC – Municipal Code Amendments

Housing Authority Approvals – No Changes

- The following matters will continue to be heard by both the SDHC Board and then the Housing Authority of the City of San Diego:
 - Annual Budget approvals
 - Any bond issuance related matter
 - Memoranda of Understanding with Labor Unions
 - Adoption or amendment of any major policy
 - Any other matter for which either the Housing Authority or City Council determines that the actions of the SDHC Board shall be advisory only



SDHC – Municipal Code Amendments

Housing Authority - New 7-Day Notice Requirement

- The following matters to be heard by the SDHC Board will now require that SDHC provide 7 days advance notice to each member of the Housing Authority:
 - Acquisition of Real Estate
 - Sale of Real Estate
 - Lease of Real Estate of more than 5 years
 - Expenditure of more than \$1,000,000 for the approval of the following:
 - Any development
 - Rehabilitation loans
 - Contracts for the acquisition of goods or services





SDHC – Municipal Code Amendments

Housing Authority - New

Notice After SDHC Board Action

- After these matters are approved by the SDHC Board, each Housing Authority member will receive another 7-day notice, informing them of the actions taken by the SDHC Board.
- SDHC Communications & Government Relations will deliver these notices to Housing Authority members on the date of approval of a matter by the SDHC Board.
- Housing Authority members will have 7 days to ask to review a matter and will communicate their request to SDHC Communications & Government Relations via email or phone call.
- If two members of the Housing Authority do not ask to hear a matter, then the SDHC Board's approval will become final.





SDHC – Municipal Code Amendments

Housing Authority - New Expedited Review and Time Savings

- This new process will save time and will expedite the provision of affordable housing.
- The full text of the changes to the Municipal Code are reflected in Attachment 1 to the Workshop Report.
- The Municipal Code amendments take effect on December 15 and will be utilized for the SDHC Board meeting on January 13, 2017.





SDHC – Municipal Code Amendments

Housing Authority - New Acquisition and Disposition Policy Revisions

- The Housing Authority of the City of San Diego voted 8-0 on November 15, 2016 to approve revisions to SDHC's real estate Acquisition and Disposition Policies.
- The SDHC Board of Commissioners voted 5-0 on July 29, 2016, to recommend Housing Authority approval of these policy revisions.





SDHC – Municipal Code Amendments

Housing Authority - New Acquisition and Disposition Policy Revisions (Cont.)

- The new Acquisition Policy allows SDHC to convey property to an affiliate with only SDHC Board action, subject to some protections that are highlighted in the strike-out version of the policy.
- The Disposition Policy updates the policy approved in 2009.
- The ability of the Housing Authority members to review any matter now matches the new Municipal Code: Two members may ask that any item be reviewed and will communicate their request to SDHC Communications & Government Relations via email or phone call.





SDHC – Municipal Code Amendments

Housing Authority - New Acquisition and Disposition Policy Revisions (Cont.)

- Single-family homes and condominium units may be sold and acquired by the SDHC President & CEO, subject to review within 7 days by both the SDHC Board and the Housing Authority.
- This mirrors the process that was used for the Neighborhood Stabilization Program in 2009.
- All other sales and acquisitions will be heard by the full SDHC Board.





SDHC – Municipal Code Amendments

Housing Authority - New Additional SDHC Policies

- Revisions to only 2 of SDHC's 52 policies have been approved.
- The remaining 50 policies will be grouped into manageable sizes and presented to the Housing Authority throughout 2017.
- SDHC is required to provide summary reports of the actions taken twice a year.
- Once amended, the policies will be placed on SDHC's website, as requested by the Housing Authority on November 15, 2016.



Questions & Comments

