



SAN DIEGO  
HOUSING  
COMMISSION

# MINUTES

SAN DIEGO HOUSING COMMISSION  
MINUTES OF THE SPECIAL MEETING  
JULY 13, 2018  
SMART CORNER  
4<sup>th</sup> FLOOR CONFERENCE ROOM  
1122 BROADWAY  
SAN DIEGO, CALIFORNIA 92101

## ATTENDANCE

Present:

Chair Frank Urtasun  
Vice Chair Dorothy Surdi  
Commissioner Stefanie Benvenuto  
Commissioner Margaret Davis  
Commissioner Kellee Hubbard  
Commissioner Tim Walsh  
President & CEO Richard C. Gentry  
General Counsel Walter Spath

Absent: Commissioner Ben Moraga

## 10 CALL TO ORDER

Chair Urtasun called the Special Meeting to order at 9:00 a.m.

## 20 NON-AGENDA PUBLIC COMMENT

Joy Sunyata spoke about housing progress.

## 30 COMMISSIONER COMMENTS

There were no Commissioner comments.

## 40 REPORT BY PRESIDENT & CHIEF EXECUTIVE OFFICER

### Standard & Poor's Global Ratings Affirms San Diego Housing Commission's 'AA' Credit Rating

On July 9, 2018, Standard & Poor's Global Ratings affirmed the San Diego Housing Commission's (Housing Commission) "AA" credit rating. This is the fifth consecutive time that the Housing Commission has received this rating, which indicates that the Housing Commission has a "very strong" capacity to meet its financial commitments. This is Standard & Poor's second-highest rating.



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**San Diego Housing Commission’s Achievement Academy Power of One Program Graduation**

The San Diego Housing Commission’s Achievement Academy hosted a graduation ceremony for its Power of One program on July 9, 2018. Power of One is a yearlong program that assists single parents who receive Federal rental assistance and have children up to age 16. Participants receive access to career and financial planning resources and workshops, as well as matched savings, back-to-school supplies, family-oriented activities, flexible class schedules, and one-on-one case support. This year, 77 percent of participants increased their income.

**Executive Vice President & Chief Strategy Officer Deborah N. Ruane**

Executive Vice President & Chief Strategy Officer Deborah N. Ruane submitted her resignation from the San Diego Housing Commission. She will be leaving the agency at the end of September to return to the private sector. She will be missed.

**50     APPROVAL OF THE MINUTES**

The minutes of the Regular Housing Commission meeting of June 15, 2018, were approved on a motion by Commissioner Surdi, seconded by Commissioner Benvenuto, and passed by a vote of 6-0.

**ACTION AGENDA:**

**100     HCR18-070   Action to Amend Appendix A of Housing Commission PO101.000**

Walter Spath, General Counsel, presented the request for approval.

Motion by Commissioner Davis to take the following staff recommended actions. Seconded by Commissioner Hubbard and passed by a vote of 6-0.

That the San Diego Housing Commission (Housing Commission) Board of Commissioners recommend adoption by the San Diego City Council of the amendment to Appendix A to Policy 101.000 “Conflict of Interest Code and Related Provisions.”



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**101     HCR18-058    Approval of forgivable loan to Island Inn, L.P. to impose affordability restrictions for 201-unit project located at 202 Island Avenue, San Diego, California, through December 31, 2027**

Tina Kessler, Housing Programs Manager, Real Estate Division, presented the request for approval.

Motion by Commissioner Davis to take the following staff recommended actions. Seconded by Commissioner Surdi and passed by a vote of 6-0.

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, as described in this report:

- 1) Authorize a forgivable loan in the amount of \$2,750,000 to Island Inn, L.P., to impose affordability restrictions to December 31, 2027, making the project 100 percent affordable at 50 percent of Area Median Income (AMI) and 80 percent of AMI affordability levels, as detailed in this report;
- 2) Authorize the President & Chief Executive Officer of the Housing Commission (President & CEO), or designee, to execute such documents and perform such acts as are necessary to implement these approvals, in a form and format as approved by General Counsel of the Housing Commission;
- 3) Authorize the President & CEO of the Housing Commission, or designee, to change funding sources, when in the best interests of the Housing Commission, provided that such funding sources are available and provided further that the amount of the forgivable loan approved in this action does not increase beyond that approved in these actions.

**102     HCR18-055    Approval of the Contract between the San Diego Housing Commission and Family Health Centers to operate the City of San Diego’s Housing Navigation Center at 1401 Imperial Avenue, San Diego, California 92113**

Debra Fischle Faulk Vice President, Procurement & Compliance, and Lisa Jones, Vice President, Homeless Housing Innovations, presented the request for approval.

Ron Miriello, Hillary Goldy, Mark Malenpaard, Kathleen Hallahan and Maelin Levine spoke in favor.

Joan Wojcik spoke in opposition.

Motion by Commissioner Benvenuto to take the following staff recommended actions. Seconded by Commissioner Surdi and passed by a vote of 6-0.

That the San Diego Housing Commission (Housing Commission) recommend that San Diego City Council (City Council) and the Housing Authority of the City of San Diego (Housing Authority) take the following actions:



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**City Council:**

Authorize the execution of a First Amended and Restated Memorandum of Understanding (MOU) between the City of San Diego and the Housing Commission for the City of San Diego Temporary Bridge Shelters and Transitional Storage Center to also address the duties of the parties concerning the City of San Diego's Housing Navigation Center (Center) at 1401 Imperial Avenue, San Diego, California 92113 (Premises), subject to the final approval of Housing Commission General Counsel and the Office of the City Attorney.

**Housing Authority:**

- 1) Approve a one-year agreement, with two one-year options to extend at the Housing Commission's sole discretion, for a total term of three years, if and when all options are exercised<sup>1</sup>, with Family Health Centers of San Diego to operate the Center on terms and conditions as set forth in the agreement, as it may be amended upon advice of General Counsel of the Housing Commission;
- 2) Authorize the President and Chief Executive Officer (President & CEO), or delegated designee, to execute the Agreement and any and all other documents and agreements that are necessary to implement these approvals;
- 3) Authorize the execution of a First Amended and Restated Memorandum of Understanding between the City of San Diego and the Housing Commission for the City of San Diego Temporary Bridge Shelters and Transitional Storage Center to also address the duties of the parties concerning the Center, which is attached hereto as Attachment No. 2, and as it may be amended upon advice of General Counsel for the Housing Commission and the Office of the City Attorney;
- 4) Authorize the President & CEO to take such actions as are reasonably necessary to implement the approvals referenced in this report;
- 5) Authorize the President & CEO to substitute funding sources and/or increase funding amounts for services provided under the Agreement for the operation of the Center, and under the construction agreement for initial tenant improvements at the Premises, by not more than 10 percent of the original amount allocated herein, if necessary, without further action of the Housing Commission or Housing Authority, but only if and to the extent that such funds are determined to be available for such purposes and when it is determined to be in the best interests of the Housing Commission.

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<sup>1</sup> After approval, Housing Commission may modify the term to align with the Fiscal Year for budgeting purposes and to align with the term of the City's lease agreement.



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103 HCR18-072 Workshop: Third-Party Evaluation of City of San Diego's Temporary Bridge Shelters

**NO ACTION WAS REQUIRED ON THE PART OF THE HOUSING COMMISSION**

A workshop was presented regarding the findings and recommendations of the third-party evaluation of the City of San Diego's (City) Temporary Bridge Shelters, which are administered by the San Diego Housing Commission (Housing Commission) based on a Memorandum of Understanding between the Housing Commission and the City.

**ADJOURNMENT:**

Chair Urtasun adjourned the Regular Meeting at 11:12 a.m.

Respectfully submitted,

Scott Marshall  
Vice President  
Communications and Government Relations  
San Diego Housing Commission

Approved by,

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