



SAN DIEGO
HOUSING
COMMISSION

MINUTES

SAN DIEGO HOUSING COMMISSION
MINUTES OF THE REGULAR MEETING
MARCH 8, 2019
SMART CORNER
4th FLOOR CONFERENCE ROOM
1122 BROADWAY
SAN DIEGO, CALIFORNIA 92101

ATTENDANCE

Present:

Chair Stefanie Benvenuto
Commissioner Ryan Clumpner
Commissioner Margaret Davis
Commissioner Johanna Hester
Commissioner Frank Urtasun
Commissioner Tim Walsh
General Counsel Charles Christensen
Executive Vice President & Chief of Staff Jeff Davis

Absent:

Commissioner Kellee Hubbard
President & CEO Richard C. Gentry

10 CALL TO ORDER

Chair Benvenuto called the Regular Meeting to order at 9:00 a.m.

20 NON-AGENDA PUBLIC COMMENT

Father John Auther spoke about the locations of homelessness services in the City of San Diego.

Commissioner Urtasun recommended that a letter from Father John Auther to Commissioners be forwarded to the Mayor's office and City Council offices.

30 COMMISSIONER COMMENTS

There were no Commissioner comments.



Regular Meeting Minutes of March 8, 2019

40 REPORT BY PRESIDENT & CHIEF EXECUTIVE OFFICER

Union-Tribune & 10News

Executive Vice President & Chief of Staff Jeff Davis said one of the top news stories on the San Diego Union-Tribune’s website on March 7 and 8, 2019, was about a Housing Commission presentation about efforts to develop two pilot programs to produce Companion Units in the City of San Diego. The Housing Commission presented information about the pilot programs to the City Council’s Land Use and Housing Committee at the request of Councilmember Vivian Moreno, chair of the Committee. 10News also broadcast a story on March 6, 2019, about the Housing Commission presentation, which discussed one pilot program that would evaluate the feasibility of providing loans to homeowners interested in building Companion Units on their properties. The second pilot program would focus on building Companion Units on single-family properties the Housing Commission owns.

Real Estate Construction Tracking Dashboard

Councilmember Moreno asked the Housing Commission to present to the Land Use and Housing Committee on March 6, 2019, about the more than 11,400 affordable housing units the agency has helped to produce since 2008. With that presentation, the Housing Commission also shared with the committee a handout that Chair Benvenuto and Vice Chair Clumpner had requested, which was provided to Commissioners on the morning of the Regular Meeting of the Housing Commission on March 8, 2019. This handout shows the status of Housing Commission partnership affordable rental housing developments that currently are under construction or have been approved by the Board of Commissioners.

KUSI Morning News Interview

On March 7, 2019, the Housing Commission received some media coverage of good news about the SDHC Achievement Academy. One of SDHC’s Achievement Academy “Achievers,” Shavonne, and Senior Vice President of Rental Assistance Azucena Valladolid appeared on the KUSI Morning News. KUSI spoke to them about Shavonne’s experience with the SDHC Achievement Academy and the programs it provides, including Family Self-Sufficiency. A profile of Shavonne was included in the Housing Commission’s Fiscal Year 2018 Annual Report, which is on the Housing Commission’s website, www.sdhc.org

Nan McKay Development Award

The Housing Commission received a national award on February 25, 2019, the 2018 NMA Development Award from Nan McKay and Associates, an affordable housing industry organization. This award recognizes outstanding achievement through the Housing Commission’s homelessness action plan, HOUSING FIRST – SAN DIEGO—specifically in the area of developing permanent supportive housing, led by the Housing Commission’s Real Estate Division. Developments are one part of this plan, which has created close to 6,000 housing opportunities in less than five years for San Diegans experiencing homelessness.



Regular Meeting Minutes of March 8, 2019

HUD Secretary's Visit

U.S. Department of Housing and Urban Development Secretary Dr. Ben Carson visited San Diego February 21-22. Secretary Carson spoke at a National Alliance to End Homelessness conference and toured the City of San Diego Temporary Bridge Shelter operated by Alpha Project. The Housing Commission funds operations for this and the other two City Temporary Bridge Shelters and administers the contracts for the shelters on behalf of the City of San Diego. Secretary Carson said the Temporary Bridge Shelter could be a model for the rest of the country.

San Diego Housing Commission 2018 Awards of Excellence

Executive Vice President & Chief of Staff Davis recognized the employees and team who received San Diego Housing Commission Awards of Excellence for 2018:

- Individual Award of Excellence: Barbara Chevalier, Homeless Housing Innovations Division
- Individual Award of Excellence: Victor Martinez, Rental Assistance Division
- Individual Award of Excellence: Leilani Papa, Real Estate Division
- Individual Award of Excellence: Scott Steahl, Information Technology Department
- Individual Award of Excellence: Juanita Villalvazo, Rental Assistance Division

- Team Award of Excellence: Website Redesign Team
 - Emmanuel Velasco
 - Garford Alexander
 - Jose Lopez
 - Michelle Slingerland
 - Debbie Levenson-Cruz
 - Paul Morris
 - Josh Ransom
 - Ark Agpalza
 - Anthony Griffin
 - Geof Bartell
 - Scott Marshall

- CEO Award of Excellence: Maribel Rodriguez, Real Estate Division

50 APPROVAL OF THE MINUTES

The minutes of the Regular Housing Commission meeting of February 8, 2019, and Special Housing Commission meeting of February 8, 2019, were approved on a motion by Commissioner Walsh, seconded by Commissioner Hester, and passed by a vote of 6-0.

CONSENT AGENDA:

Motion by Commissioner Urtasun to approve the item listed below on consent. Seconded by Commissioner Davis and passed by a vote of 6-0.

101 HCR19-025 2019-2020 Procurement of Property Insurance Coverage

That the San Diego Housing Commission (Housing Commission) approve the procurement and binding of property insurance coverage for the Housing Commission from the California State



Regular Meeting Minutes of March 8, 2019

Association of Counties Excess Insurance Authority (CSAC EIA) in an amount not to exceed \$355,000 with effective dates of March 31, 2019, to March 31, 2020.

ACTION AGENDA:

100 HCR19-026 Fiscal Year 2020 Moving to Work Annual Plan Approval

Suket Dayal, Senior Vice President of Business Administration, presented the request for approval.

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

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

- 1) Approve the Fiscal Year (FY) 2020 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.

102 HCR19-032 Housing Commission Designation and Identification of the San Diego Housing Commission's Agency Representatives for Labor Negotiations

General Counsel Charles Christensen presented the request for approval.

Motion by Commissioner Urtasun to take the following staff recommended actions. Seconded by Commissioner Clumper 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:

- 1) Pursuant to California Government Code sections 3505 and 54957.6(a) and other applicable state and local laws and regulations, the Housing Authority designates and identifies the following individuals as the San Diego Housing Commission's (Housing Commission) labor representatives on the Management Team for negotiations with the Housing Commission's recognized employee organization and authorizes these representatives to attend closed session meetings for the purpose of providing information to the Housing Authority related to meet and confer and receiving instruction from the Housing Authority, so that the Housing Commission's labor representatives may participate in meet and confer on behalf of the Housing Commission, taking Housing Authority-approved bargaining positions:



Regular Meeting Minutes of March 8, 2019

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

Jeff Davis, Executive Vice President and Chief of Staff, San Diego Housing Commission

Michael McKenna, Vice President Human Resources, San Diego Housing Commission

Charles B. Christensen, General Counsel, San Diego Housing Commission

Joel Mason, General Counsel, San Diego Housing Commission

- 2) In accordance with California Government Code section 54954.5(f), the Housing Authority consents to the participation of an agent or designee for a specified designated representative if circumstances necessitate the absence of the specified designated representative; however, the name of the agent or designee must be announced at an open session meeting of the Housing Authority held prior to the closed session.
- 3) The Housing Authority authorizes the following Housing Commission labor representatives to execute tentative agreements and memoranda of understanding reached in meet and confer, and to present all tentative agreements and memoranda of understanding reached in meet and confer to the Housing Authority for final determination and approval by the Housing Authority as to policy and the Housing Authority General Counsel as to form or correctness:

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

Jeff Davis, Executive Vice President and Chief of Staff, San Diego Housing Commission

Michael McKenna, Vice President Human Resources, San Diego Housing Commission

Charles B. Christensen, General Counsel, San Diego Housing Commission

Joel Mason, General Counsel, San Diego Housing Commission

103 HCR19-029 Relocation Assistance Program for Residents of Plaza Hotel

Emily Jacobs, Senior Vice President, Housing Finance and Portfolio Management, and Lisa Jones, Senior Vice President, Homeless Housing Innovations, presented the request for approval.



Regular Meeting Minutes of March 8, 2019

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

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

- 1) Authorize an amendment to the Housing Commission's Fiscal Year (FY) 2019 Budget to allocate an amount not to exceed \$500,000 to fund the tenant relocation assistance program for current residents of the Plaza Hotel, a 185-unit Single-Room Occupancy (SRO) building located at 1037 4th Avenue, San Diego, that is being redeveloped by the new ownership;
- 2) Authorize the President & Chief Executive Officer (President & CEO) 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 to take such actions necessary and/or appropriate to implement this approval; and
- 3) Authorize the President & CEO, or designee, to substitute funding sources for the proposed program, if necessary, without further action by the 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.

Commissioners asked staff to look into a study to identify where current Plaza Hotel residents relocate and the outcomes of this action.

104 HCR19-030 Interim Site for City of San Diego Single Adult Women and Families Temporary Bridge Shelter and Corresponding Memorandum of Understanding Between the San Diego Housing Commission and the City of San Diego

Lisa Jones, Senior Vice President, Homeless Housing Innovations, and Jonathan Herrera, Senior Project and Policy Advisor, Homeless Housing Innovations, presented the request for approval.

General Counsel Charles Christensen said a revised, updated draft third amendment to the Memorandum of Understanding between the City of San Diego and the Housing Commission was recently negotiated with the City and was provided to the Commissioners, and he asked the Commissioners to consider this draft in their action on this item.

Keely Halsey, Chief of Homelessness Strategies and Housing Liaison, City of San Diego, spoke in favor.

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



Regular Meeting Minutes of March 8, 2019

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

Housing Authority:

- 1) Authorize the execution of the first amendment to the second option to renew the agreement with Father Joe's Villages (FJV) for the temporary relocation of the City of San Diego's Temporary Bridge Shelter for Adult Single Women and Families to the San Diego Concourse, including portions of Golden Hall, located at 202 C Street;
- 2) Authorize the execution of an amendment of the Memorandum of Understanding between the Housing Commission and the City of San Diego for oversight and administration of the City of San Diego's Temporary Bridge Shelter Programs; and
- 3) Authorize the President & Chief Executive Officer (President & CEO) 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 to take such actions necessary and/or appropriate to implement this approval.

City Council:

Approve execution of an amendment to the Memorandum of Understanding (MOU) between the City and Housing Commission for oversight and administration of the City of San Diego's (City) Temporary Bridge Shelter Programs.

CLOSED SESSION:

The San Diego Housing Commission convened in closed session to consider 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 LABOR NEGOTIATORS pursuant to Government Code section 54957.6:

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



Regular Meeting Minutes of March 8, 2019

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.

V. Announcement of Actions Taken in Closed Session.

By a vote of 6-0, with Commissioner Hubbard absent, the board approved the matter with direction to labor negotiators.

Closed session items were introduced in open session at 10:10 a.m. and members of the public were given the opportunity to make public comment on the matters before the Housing Commission convened in closed session at 10:13 a.m. There were no public comments made.

ADJOURNMENT:

Chair Benvenuto adjourned the Regular Meeting at 10:45 a.m.

Respectfully submitted,

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

Approved by,

Jeff Davis
Executive Vice President & Chief of Staff
San Diego Housing Commission