



SAN DIEGO  
HOUSING  
COMMISSION

# MINUTES

SAN DIEGO HOUSING COMMISSION  
MINUTES OF THE REGULAR MEETING  
MAY 3, 2019  
SMART CORNER  
4<sup>th</sup> FLOOR CONFERENCE ROOM  
1122 BROADWAY  
SAN DIEGO, CALIFORNIA 92101

## ATTENDANCE

Present:

Chair Stefanie Benvenuto  
Vice Chair Ryan Clumpner  
Commissioner Margaret Davis  
Commissioner Kellee Hubbard  
Commissioner Frank Urtasun  
Commissioner Tim Walsh  
President & CEO Richard C. Gentry  
General Counsel Charles Christensen

Absent: Commissioner Johanna Hester

## 10 CALL TO ORDER

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

## 20 NON-AGENDA PUBLIC COMMENT

Joy Sunyata spoke about the San Diego Housing Commission

## 30 COMMISSIONER COMMENTS

There were no Commissioner comments.

## 40 REPORT BY PRESIDENT & CHIEF EXECUTIVE OFFICER

### Rental Assistance Funding Increase

The U.S. Department of Housing and Urban Development (HUD) will be providing millions of dollars in additional federal funding for rental assistance programs in the San Diego region, beginning with Fiscal Year 2020, which starts on July 1, 2019. The San Diego Housing Commission (Housing Commission) and five other public housing agencies will each receive an increase of approximately 14 percent in funds to help low-income families pay their rent. The Housing Commission, which provides federal rental assistance to more than 15,000 households



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annually in the City of San Diego, will receive approximately \$20 million. The Housing Commission led the effort to increase rental assistance funding for the region by asking HUD to reevaluate the rent levels it uses to calculate funding and by commissioning a rent study that demonstrated that the rent levels HUD established were too low for the San Diego market.

### **Groundbreaking for The Link**

The Housing Commission's homelessness action plan, HOUSING FIRST – SAN DIEGO, is supporting The Link, a new development that celebrated its groundbreaking on April 12, 2019. When it is completed, The Link will provide 72 permanent supportive housing units for San Diegans experiencing homelessness. This development will also include 14 studios for low-income individuals who earn up to 50 percent of the San Diego Area Median Income. The Housing Commission awarded 72 federal rental housing vouchers to help previously homeless individuals pay their rent at The Link.

### **State Housing Group Honors California State Senate President pro Tempore Toni Atkins**

The California Association of Housing Authorities (CAHA) presented the John Bohm Legislative Advocacy Award to State Senate President pro Tempore Toni Atkins for her exceptional leadership in support of the creation of affordable housing and addressing homelessness. The Housing Commission nominated Senator Atkins for the award. Senator Atkins is the first recipient of this honor other than the award's namesake, John Bohm, who was the longtime legislative director for the National Association of Housing and Redevelopment Officials.

## **50 APPROVAL OF THE MINUTES**

The minutes of the Special Housing Commission meeting of April 11, 2019, were approved on a motion by Commissioner Davis, seconded by Vice Chair Clumpner, and passed by a vote of 6-0.

### **ACTION AGENDA:**

#### **100 HCR19-033 Homeless Emergency Aid Program (HEAP) Funded Rapid Rehousing Programs**

Lisa Jones, Senior Vice President, Homeless Housing Innovations, and Marley Williams, Senior Programs Analyst, Homeless Housing Innovations, 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) Authorize the Housing Commission to enter into a one-year contract with People Assisting the Homeless (PATH) in the amount of \$454,726 to fund the Homeless Emergency Aid Program (HEAP) funded agreement to operate a Rapid Rehousing



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program for the term of May 1, 2019, to April 30, 2020, with a one-year option to extend to April 30, 2021;

- 2) Authorize the Housing Commission to enter into a one-year contract with Home Start Inc. (Home Start) in the amount of \$454,726 to fund the HEAP funded agreement to operate a Rapid Rehousing program for the term of May 1, 2019, to April 30, 2020, with a one-year option to extend to April 30, 2021;
- 3) Authorize the Housing Commission to enter into a one-year contract with The Salvation Army in the amount of \$454,726 to fund the HEAP funded agreement to operate a Rapid Rehousing program for the term of May 1, 2019, to April 30, 2020, with a one-year option to extend to April 30, 2021;
- 4) Authorize the President & CEO, or designee, to execute all necessary documents and instruments that are necessary and/or appropriate to implement these approvals, on terms and conditions approved by the President & CEO, or designee, upon the advice of and in a form approved by General Counsel, and to take such actions necessary and/or appropriate to implement these approvals in accordance and compliance with all applicable laws, rules and regulations;
- 5) Authorize the President & CEO to increase the amount of funding in the initial operating year by not more than 30 percent of the annual operating budget, without increasing the total budget over the potential two-year term of the contract, by increasing the initial term budget amount and reducing the option year budget by the same amount without further action by the Housing Commission Board of Commissioners (Board). The execution of the contracts will be contingent on a Memorandum of Understanding (MOU) between the Housing Commission and the City of San Diego being approved under a separate action by the Housing Authority and the San Diego City Council, detailing the roles and responsibilities of the two parties related to the amount of HEAP funding being committed, and the purpose for which it is being committed to the Housing Commission; and
- 6) Authorize the President & CEO to substitute funding sources and/or increase compensation by not more than 20 percent of the total agreement amount for each of the proposed agreements, if necessary, without further action by the Housing Commission Board, but only if and to the extent that funds are determined to be available for such purposes.



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**101    HCR19-035    Budget and Scope of Work Amendment for the Fiscal Year 2020  
Downtown San Diego Partnership Family Reunification Program**

Lisa Jones, Senior Vice President, Homeless Housing Innovations, and Deanna Villanueva, Vice President of Housing First Programs, Homeless Housing Innovations, 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) Authorize the execution of a contract amendment for the Downtown San Diego Partnership Clean and Safe Family Reunification Program, awarding an additional \$450,000 from Homeless Emergency Aid Program (HEAP) funding to be allocated as follows:
  - a. \$90,000 for the contract term of July 1, 2018, to June 30, 2019;
  - b. \$360,000 for the contract term of July 1, 2019, to June 30, 2020;
- 2) Authorize the President & CEO, 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. The execution the contract amendment will be contingent on a Memorandum of Understanding (MOU) between the Housing Commission and the City of San Diego being approved under a separate action by the Housing Authority and the San Diego City Council, detailing the roles and responsibilities of the two parties related to the amount HEAP funding being committed, and the purpose for which it is being committed to the Housing Commission; and
- 3) Authorize the President & CEO to substitute funding sources and/or increase compensation by not more than 20 percent of the total agreement amount for the proposed agreement, 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.

**102    HCR19-060    Homeless Emergency Aid Program (HEAP) Memorandum of  
Understanding Between the San Diego Housing Commission and City  
of San Diego**

Lisa Jones, Senior Vice President, Homeless Housing Innovations, and Deanna Villanueva, Vice President of Housing First Programs, Homeless Housing Innovations, presented the request for approval.



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Motion by Commissioner Walsh to take the following staff recommended actions. Seconded by Commissioner Urtasun 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) and the San Diego City Council (City Council) take the following actions:

**Housing Authority:**

- 1) Approve the execution of a Memorandum of Understanding (MOU), in a form approved by General Counsel, between the City of San Diego (City) and the Housing Commission regarding the City's administration of Homeless Emergency Aid Program (HEAP) block grant funding and transferring a portion of the City's HEAP block grant funding to the Housing Commission for one-time uses that address homelessness in compliance with the terms of the HEAP block grant agreement between the City and the State of California's Business, Consumer Services and Housing Agency;
- 2) Authorize the President & CEO of the Housing Commission, or designee, to execute the final negotiated MOU, and any and all amendment(s) thereto, in a form approved by General Counsel, and to take all actions necessary to implement these approvals;

**City Council:**

- 3) Approve an MOU between the City and the Housing Commission regarding the City's administration of the HEAP block grant funding; and
- 4) Authorize the Mayor, or designee, to execute an MOU, and any and all amendment(s) thereto, in a form approved by the City Attorney, on behalf of the City, and to take all actions necessary to implement these approvals.

**103    HCR19-045    Memorandum of Understanding between the City of San Diego and the San Diego Housing Commission Regarding the City of San Diego's Administration of the Federal HOME Investment Partnerships Program**

Wendy DeWitt, Vice President of Real Estate Programs and Special Initiatives, Real Estate Division, and Liliana Caracoza, Senior Program Analyst, Real Estate Division, presented the request for approval.

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



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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:

**Housing Authority:**

- 1) Approve the execution of a Memorandum of Understanding (MOU) and Subrecipient Agreement, in a form approved by General Counsel, between the City of San Diego (City) and the Housing Commission regarding the City's administration of the federal HOME Investment Partnerships Program (HOME):
  - a. Delegating the administration, planning, coordination, operation, and oversight of the City's HOME program to the Housing Commission;
  - b. Authorizing the President and Chief Executive Officer (President & CEO), or designee, of the Housing Commission to execute all necessary documents required by the U.S. Department of Housing and Urban Development (HUD) and the regulations of the HOME program; and
  - c. Authorizing the President & CEO of the Housing Commission, or designee, subject to approval as to form and legality by the General Counsel of the Housing Commission, to execute any and all documents within the scope of the powers delegated to the Housing Commission in the MOU and Subrecipient Agreements relating to HOME, including but not limited to, grants and loan agreements; and
- 2) Authorize the President & CEO of the Housing Commission, or designee, to execute the final negotiated MOU and Subrecipient Agreement, and any and all amendment(s) thereto, in a form approved by General Counsel, and to take all actions necessary to implement these approvals.

**City Council:**

- 3) Approve an MOU and Subrecipient Agreement between the City and the Housing Commission regarding the City's administration of the HOME program; and
- 4) Authorize the Mayor, or designee, to execute an MOU and Subrecipient Agreement, and any and all amendment(s) thereto, in a form approved by the City Attorney, on behalf of the City, and to take all actions necessary to implement these approvals.

**104    HCR19-046    Memorandum of Understanding between the City of San Diego and the San Diego Housing Commission regarding the City of San Diego's Administration of the Community Development Block Grant Affordable Housing Revolving Loan Fund**

Wendy DeWitt, Vice President of Real Estate Programs and Special Initiatives, Real Estate Division, and Liliana Caracoza, Senior Program Analyst, Real Estate Division, presented the request for approval.



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Motion by Commissioner Hubbard to take the following staff recommended actions. Seconded by Commissioner Walsh 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) and the San Diego City Council (City Council) take the following actions:

**Housing Authority:**

- 1) Approve the execution of a Memorandum of Understanding (MOU) and Scope of Services and Budget, in a form approved by General Counsel, between the City of San Diego (City) and the Housing Commission regarding the City's administration of the Community Development Block Grant Affordable Housing Revolving Loan Fund (CDBG AHRLF):
  - a. Delegating the administration, planning, coordination, operation, and oversight of the City's CDBG AHRLF program to the Housing Commission;
  - b. Authorizing the President and Chief Executive Officer (President & CEO), or designee, of the Housing Commission to execute all necessary documents required by the U.S. Department of Housing and Urban Development (HUD) and the regulations of the CDBG-AHRLF program; and
  - c. Authorizing the President & CEO of the Housing Commission, or designee, subject to approval as to form and legality by the General Counsel of the Housing Commission, to execute any and all documents within the scope of the powers delegated to the Housing Commission in the MOU and Scope of Services and Budget relating to CDBG AHRLF, including but not limited to, grants and loan agreements;
- 2) Authorize the President & CEO of the Housing Commission, or designee, to execute the final negotiated MOU and Scope of Services and Budget, and any and all amendment(s) thereto, in a form approved by General Counsel, and to take all actions necessary to implement these approvals.

**City Council:**

- 3) Approve an MOU and Scope of Services and Budget between the City and the Housing Commission regarding the City's administration of the CDBG AHRLF program.
- 4) Authorize the Mayor, or designee, to execute an MOU and Scope of Services and Budget, and any and all amendment(s) thereto, in a form approved by the City Attorney, on behalf of the City, and to take all actions necessary to implement these approvals.



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**105    HCR19-007    Jamboree San Ysidro Permanent Supportive Housing Apartments  
Loan Recommendation**

Colin Miller, Vice President of Multifamily Housing Finance, Real Estate Division, and Joe Correia, Senior Real Estate Project Manager, Real Estate Division, presented the request for approval.

Motion by Vice Chair Clumpner 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) take the following actions, as described in this report:

- 1) Approve a Housing Commission residual receipts loan in an amount not to exceed \$4,200,000 to a to-be-formed California limited partnership that will include Jamboree Housing Corporation (JHC) and a tax credit investor to facilitate the acquisition and new construction of the Jamboree San Ysidro Permanent Supportive Housing Apartments (Jamboree), a 65-unit affordable rental housing development to be located at 429 & 437 West San Ysidro Boulevard in San Ysidro, which will include 64 units for families experiencing homelessness (of which 25 units will be for families experiencing homelessness that include individuals with a mental disability), that will remain affordable for 55 years. The proposed loan would be contingent upon the developer receiving all necessary third-party funding commitments as referenced in this report. Third-party funding commitments would be subject to the Housing Commission's General Counsel's approval.
- 2) Authorize the Housing Commission's President and Chief Executive Officer (President & CEO), or designee:
  - a. To execute all necessary documents and instruments 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. To 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 \$4,200,000 maximum Housing Commission loan amount may not increase; and
  - c. To 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.





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**106    HCR19-044    Loan Recommendation and Preliminary Bond Authorization for 14th and Commercial Apartments**

Colin Miller, Vice President of Multifamily Housing Finance, Real Estate Division, and Joe Correia, Senior Real Estate Project Manager, Real Estate Division, presented the request for approval.

Motion by Commissioner Urtasun 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) take the following actions and 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, as described in this report:

**Housing Commission**

- 1) Approve a Housing Commission residual receipts loan in an amount not to exceed \$6,150,000 to 14<sup>th</sup> and Commercial CIC L.P., a California limited partnership formed by Chelsea Investment Corporation (Chelsea), to finance the proposed acquisition and new construction of 14<sup>th</sup> and Commercial Apartments, a 326-unit affordable rental housing development, to be located at 1402 Commercial Street, San Diego, which will remain affordable for 55 years.

The Housing Commission's proposed loan would be contingent upon the developer receiving all necessary third-party funding commitments as described in this report. Such third-party funding commitments will be subject to the Housing Commission General Counsel's approval.

- 2) Authorize the Housing Commission President and Chief Executive Officer (President & CEO), or designee:
  - a. To execute all necessary documents and instruments 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 the General Counsel;
  - b. To 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 \$6,150,000 maximum Housing Commission loan amount may not increase; and
  - c. To substitute approved funding sources with any other available funds as deemed appropriate, 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 the General Counsel.



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**Housing Authority**

- 3) Approve the following steps to issue Housing Authority tax-exempt Multifamily Housing Revenue Bonds for 14<sup>th</sup> and Commercial Apartments:
  - a. Issue a bond inducement resolution (Declaration of Official Intent) for up to \$101,000,000 in Multifamily Housing Revenue Bonds for the acquisition and new construction of 14<sup>th</sup> and Commercial Apartments by 14<sup>th</sup> and Commercial CIC L.P;
  - b. Authorize an application (and subsequent applications, if necessary) to the California Debt Limit Allocation Committee (CDLAC) for an allocation of authority to issue tax-exempt private activity bonds in an amount up to \$101,000,000 for 14<sup>th</sup> and Commercial Apartments;
  - c. Approve the financing team of Orrick, Herrington & Sutcliffe LLP as Bond Counsel and Ross Financial as Bond Financial Advisor; and
- 4) Authorize the Housing Commission President & CEO, or designee, to execute any and all documents that are necessary to effectuate the transaction and implement these approvals in a form approved by General Counsel and Bond Counsel, and to take such actions as are necessary, convenient and /or appropriate to implement these approvals upon the advice of General Counsel and/or the Bond Counsel.

**City Council**

Hold a Tax Equity and Fiscal Responsibility Act (TEFRA) public hearing, and adopt a resolution approving the Housing Authority's issuance of Multifamily Housing Revenue Bonds in an amount up to \$101,000,000 for the acquisition and new construction of 14<sup>th</sup> and Commercial Apartments.

**107    HCR19-049    Loan Recommendation and Preliminary Bond Authorization for 14C VHHP Apartments**

Colin Miller, Vice President of Multifamily Housing Finance, Real Estate Division, and Joe Correia, Senior Real Estate Project Manager, Real Estate Division, presented the request for approval.

Motion by Commissioner Urtasun 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) take the following actions and 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, as described in this report:



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**Housing Commission**

- 1) Approve a Housing Commission residual receipts loan in an amount not to exceed \$5,350,000 to 14th and Commercial CIC VHHP, LP, a California limited partnership formed by Chelsea Investment Corporation (Chelsea), to finance the proposed acquisition and new construction of the 14C VHHP Apartments, an 81-unit affordable rental housing development, to be located at 1402 Commercial Street, San Diego, which will remain affordable for 55 years.

The Housing Commission's proposed loan will be contingent upon the developer receiving all necessary third-party funding commitments as described in this report. Such third-party funding commitments will be subject to the Housing Commission General Counsel's approval.

- 2) Authorize the Housing Commission President and Chief Executive Officer (President & CEO), or his designee:
  - a. To execute all necessary documents and instruments to effectuate the transaction and implement the project in a form approved by the General Counsel, and to take such actions as are necessary, convenient, and/or appropriate to implement the approvals upon advice of the General Counsel;
  - b. To 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 \$5,350,000 maximum loan amount may not increase; and
  - c. To substitute approved funding sources with any other available funds as deemed appropriate, 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 the General Counsel.

**Housing Authority**

- 3) Approve the following steps to issue Housing Authority tax-exempt Multifamily Housing Revenue Bonds for the acquisition and new construction of the 14C VHHP Apartments:
  - a. Issue a bond inducement resolution (Declarations of Official Intent) for up to \$22,000,000 in Multifamily Housing Revenue Bonds for the acquisition and new construction of 14C VHHP Apartments by 14<sup>th</sup> and Commercial CIC VHHP, L.P.;
  - b. Authorize an application (and subsequent applications, if necessary) to the California Debt Limit Allocation Committee (CDLAC) for an allocation of authority to issue tax-exempt private activity bonds in an amount up to \$22,000,000 for 14C VHHP Apartments;
  - c. Approve a bond financing team of Orrick, Herrington & Sutcliffe LLP as Bond Counsel, and Ross Financial as Bond Financial Advisor; and



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- 4) Authorize the Housing Commission President & CEO, or designee, to execute any and all documents that are necessary to effectuate the transaction and implement these approvals in a form approved by the General Counsel and the Bond Counsel, and to take such actions as are necessary, convenient and/or appropriate to implement these approvals upon advice of the General Counsel and/or the Bond Counsel.

### **City Council**

Hold a Tax Equity and Fiscal Responsibility Act (TEFRA) public hearing, and adopt a resolution approving the Housing Authority's issuance of Multifamily Housing Revenue Bonds in an amount up to \$22,000,000 for the acquisition and new construction of 14C VHHP Apartments.

### **108    HCR19-054    Fiscal Year 2020 City of San Diego Bridge Shelter Programs 12-Month Operating Agreements and Corresponding Memorandum of Understanding Between the San Diego Housing Commission and City of San Diego**

Jeff Davis, Executive Vice President and Chief of Staff, and Lisa Jones, Senior Vice President, Homeless Housing Innovations, 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) 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:**

#### **Action Item for Award and Execution of Operating Agreements with Alpha Project for the Homeless and Veterans Village of San Diego:**

- 1) Authorize the award and execution of operating agreements for a 12-month term with Alpha Project for the Homeless (Alpha Project) for the operation of the City of San Diego's (City) Bridge Shelter for Single Adults, in the amount of \$5,317,212 and Veterans Village of San Diego (VVSD) for the operation of the City's Bridge Shelter for Veterans, in the amount of \$3,520,644; funding for the two existing Bridge Shelters will be from Housing Commission Property Reserves and Moving To Work (MTW) funding;

#### **Action Item for Award and Execution of an Operating Agreement with Father Joe's Villages:**

- 2) Authorize the award and execution of an operating agreement for a 12-month term with Father Joe's Villages (FJV) for the operation of the City's Bridge Shelter for Families and Single Women, in the amount of \$2,472,492; funding for this Bridge Shelter will be exclusively from Housing Commission Property Reserves – no federal funding will be used



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on this project;

**Common Action Items:**

- 3) Authorize the amendment to the MOU between the Housing Commission and the City to update the location of the City's Bridge Shelter for Families and Single Women, extend the term of the section option to coincide with the term of the operating agreements, and to execute the second option to extend MOU between the Housing Commission and the City for the Bridge Shelters for a one-year term, from July 1, 2019, through June 30, 2020, in accordance with Housing Authority Resolution Number HA-1789;
- 4) 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 these approvals;
- 5) Authorize the President & CEO to increase compensation to Alpha Project, VVSD, and FJV to allow each service provider to assume responsibility for facility support at the shelters, without further action by the Board of Commissioners (Board) of the Housing Commission, provided that the City demonstrates that the funding has already been provided in the FY2020 budget for such purpose, and the operators are able to procure contracts for said services under generally the same terms, conditions, and amounts that the City has currently secured, and that the City amend the terms of the MOU between the City and the Housing Commission to detail the transfer of funds provided in the City's FY 2020 budget to the Housing Commission for the purpose of covering all costs incurred by the operators related to the facilities contracts;
- 6) Authorize the President & CEO to extend and execute the Second Option to the Memorandum of Understanding with the City of San Diego; and
- 7) Authorize the President & CEO, or designee, to substitute funding sources and/or increase compensation by not more than 10 percent of the total agreement amount for the proposed agreement, 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.

**City Council:**

Approve an amendment to the MOU between the City and the Housing Commission for oversight and administration of the Bridge Shelters, to update the location of the City's Bridge Shelter for Families and Single Women, to extend the term of the second option to coincide with the term of the operating agreements, and to execute the second renewal option for a one-year term, from July 1, 2019, through June 30, 2020, in accordance with City Council Resolution Number R-312285.



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**109    HCR19-058    Tentative Agreement for a Memorandum of Understanding with Service Employees International Union, Local 221**

Jeff Davis, Executive Vice President and Chief of Staff, and Michael McKenna, Vice President, Human Resources Department, 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) recommend that the Housing Authority of the City of San Diego (Housing Authority) take the following actions:

- 1) Approve the proposed Tentative Agreement for a three-year Memorandum of Understanding (MOU) between the Housing Commission and Service Employees International Union (SEIU), Local 221 (collectively "Parties"), contingent upon the ratification of the terms of the tentative agreement by SEIU, Local 221. A signed Tentative Agreement will be posted on the Housing Commission's website and provided to the members of the Housing Commission Board of Commissioners (Board) on or before May 3, 2019; and
- 2) Authorize the President & Chief Executive Officer (President & CEO), or designee, to implement the changes being proposed for represented employees and implement them for the non-represented employees of the Housing Commission as well, as has been the past practice of the Housing Commission;
- 3) Authorize the President & CEO, or designee, to substitute the funding sources with other available funding sources so long as the total program/project budget amount after substitution does not exceed the approved total budget, should the operational need arise or should such actions be to the benefit of the Housing Commission and its mission; and
- 4) Authorize the President & CEO, 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 as are necessary and/or appropriate to implement these approvals.

**110    HCR19-051    Proposed Fiscal Year 2020 Budget**

Jeff Davis, Executive Vice President and Chief of Staff, and Tracey McDermott, Senior Vice President & Chief Financial Officer, Financial Services Department, presented the request for approval.



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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) recommend that the Housing Authority of the City of San Diego (Housing Authority) take the following actions:

- 1) Approve the Housing Commission's proposed \$452 million Fiscal Year (FY) 2020 Budget (Attachment 1).
- 2) Delegate authority to the Housing Commission to approve amendments to the FY 2020 Budget for the following amounts, consistent with prior delegation of authority from the Housing Authority:
  - a. Line item transfers not to exceed \$500,000 of budget authority that do not impact the overall size of the Housing Authority approved FY 2020 Budget;
  - b. Additional funding for the FY 2020 Budget resulting from applications submitted with the approval of the Housing Authority (per Housing Authority Resolution 1569); and
  - c. Additions from other sources, not to exceed \$500,000 on an individual basis, to the FY 2020 Budget.
- 3) Delegation of authority to the President & Chief Executive Officer of the Housing Commission to amend the FY 2020 Budget for amounts not to exceed \$250,000 consistent with policies, programs and activities approved by the Housing Commission and Housing Authority.

**111    HCR19-052    Workshop and Discussion: Section 8 Housing Choice Voucher Program**

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

Azucena Valladolid, Senior Vice President of Rental Assistance & Workforce Development, Rental Assistance Division, and Carrie Bell, Vice President of Rental Assistance, Rental Assistance Division, presented an informational workshop to provide an overview of the San Diego Housing Commission's (Housing Commission) Rental Assistance Division (RAD) Programs. With a budget of more than \$205 million in Fiscal Year 2019, the Section 8 Housing Choice Voucher (HCV) program is the Housing Commission's largest program, providing rental assistance to more than 15,000 San Diego households every year. As one of only 39 public housing authorities nationwide to receive a Moving to Work (MTW) designation from the U.S. Department of Housing and Urban Development (HUD), the Housing Commission has designed innovative approaches for providing and administering housing assistance. Through the MTW program, the Housing Commission's Housing Choice Voucher Program has implemented



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initiatives that have resulted in successful programming and procedural changes that increased housing opportunities and program efficiency.

**ADJOURNMENT:**

Chair Benvenuto adjourned the Regular Meeting at 11:15 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