



SAN DIEGO
HOUSING
COMMISSION

AGENDA

SAN DIEGO HOUSING COMMISSION
REGULAR MEETING AGENDA
OCTOBER 4, 2019, 9:00 A.M.
SMART CORNER
4TH FLOOR CONFERENCE ROOM
1122 BROADWAY
SAN DIEGO, CALIFORNIA 92101

Chair Stefanie Benvenuto
Vice Chair Ryan Clumpner
Commissioner Margaret Davis
Commissioner Johanna Hester
Commissioner Kellee Hubbard
Commissioner Frank Urtasun
Commissioner Tim Walsh

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ITEMS

10 CALL TO ORDER

20 NON-AGENDA PUBLIC COMMENT

At this time, individuals may address the San Diego Housing Commission (Housing Commission) on any subject in its area of responsibility that is not presently pending before the Housing Commission. Communications are limited to three minutes. Pursuant to the Brown Act, the Housing Commission can take no action. Please fill out a Speaker Request Form and submit it to the secretary prior to the meeting.

30 COMMISSIONER COMMENTS

40 REPORT BY THE PRESIDENT & CHIEF EXECUTIVE OFFICER



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50 APPROVAL OF THE MINUTES

September 6, 2019, Regular Meeting

ADOPTION AGENDA – CONSENT

Members of the public may cause an item to be pulled from the Consent Agenda by submitting a Speaker Request Form prior to the meeting. The item will then be discussed separately, and public testimony will be taken.

All of the actions of the Housing Commission Board listed in the agenda are final seven days after Housing Commission Board action unless the Housing Authority of the City of San Diego asks to review the decision of the Housing Commission Board within the seven day period.

100 HCR19-105 Housing Trust Fund Variance Request for Access Youth Academy

That the San Diego Housing Commission (Housing Commission) deny Access Youth Academy's request for hardship and low-employee density variances from the City of San Diego's Housing Impact Fee of \$36,200.56.

In the alternative to denying the request for waiver of the fee, the Housing Commission Board, in its discretion, could elect to grant a variance and calculate the fee at the lowest rate per square foot that can be charged under the terms of the applicable ordinance, which is \$0.80 per square foot, instead of the proposed rate of \$1.65 per square foot.

101 HCR19-106 Housing Trust Fund Variance Request for KIPP San Diego

That the San Diego Housing Commission (Housing Commission) deny KIPP San Diego's request for a hardship variance from the City of San Diego's Housing Impact Fee of \$21,688.

102 HCR19-087 Final Bond Authorization for 14th & Commercial

That the San Diego Housing Commission (Housing Commission) recommend that the Housing Authority of the City of San Diego (Housing Authority) authorize the issuance of up to \$101,000,000 in Multifamily Housing Revenue Bonds/note to facilitate 14th and Commercial CIC L.P.'s new construction of 14th and Commercial Apartments, which will consist of three managers' units and 323 affordable rental housing units located at 1 14th Street, San Diego, that will remain affordable for 55 years, of which 93 units will be for very-low and low-income tenants and 230 units will be permanent supportive housing for very low- and low- income individuals experiencing homelessness in the City of San Diego who will receive assistance through the Project-Based Housing Voucher program, who meet income criteria, and who are identified as most appropriate for permanent supportive housing through the Coordinated Entry System.



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103 [HCR19-088 Final Bond Authorization for 14C VHHP](#)

That the San Diego Housing Commission (Housing Commission) recommend that the Housing Authority of the City of San Diego (Housing Authority):

- 1) Authorize the issuance of up to \$22,000,000 in tax-exempt Multifamily Housing Revenue Bonds/note to facilitate 14th and Commercial CIC VHHP L.P.'s new construction of 14C VHHP Apartments, which will consist of one manager's unit and 80 affordable rental housing units located at 1 14th Street, San Diego, that will remain affordable for 55 years, of which 40 units will be for low- and very low-income tenants; 24 units will be permanent supportive housing for very low-income individuals experiencing homelessness in the City of San Diego who will receive assistance through the Project-Based Housing Voucher program, who meet income criteria, and who are identified as most appropriate for permanent supportive housing through the Coordinated Entry System; and 16 units will be permanent supportive housing for very low-income veterans experiencing chronic homelessness in the City of San Diego who will receive assistance through Veterans Affairs Supportive Housing (VASH) Project-Based Housing Vouchers, who meet income and U.S. Department of Veterans Affairs criteria, and who are identified as most appropriate for permanent supportive housing through the Coordinated Entry System; and
- 2) Authorize the issuance of up to \$2,000,000 in taxable Multifamily Housing Revenue Bonds/note for the 14th and Commercial CIC VHHP L.P.'s construction financing for 14C VHHP Apartments.

104 [HCR19-110 Recommend Approval of the Fiscal Year 2020 Operating Agreement for the City of San Diego Bridge Shelter located at 1710 Imperial Avenue, San Diego, CA 92101 and Amendment to the Memorandum of Understanding Between the City of San Diego and the San Diego Housing Commission for the oversight and administration of the City's Bridge Shelters](#)

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) Approve an operating agreement with Alpha Project for the Homeless (Alpha Project) for an initial term of October 16, 2019, through June 30, 2020, with two one-year options to renew, to operate the City of San Diego's Bridge Shelter located at 1710 Imperial Avenue, San Diego, CA 92101, on terms and conditions as set forth in the agreement (Agreement), as it may be amended upon advice of General Counsel of the Housing Commission;

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- 2) Authorize the execution of an agreement with Alpha Project in the amount of \$2,634,886 (which includes a ramp-up budget amount of \$150,000, and an initial operating budget amount of \$2,484,886) for an initial operating period of October 16, 2019, through June 30, 2020, and an annual operating budget amount for subsequent option years of \$3,508,074 to provide bridge housing and emergency shelter services to persons experiencing homelessness in the City of San Diego, consisting of the following funding sources for the initial operating term: Homeless Emergency Aid Program (HEAP) funds in the amount of \$1,318,500.50, and Low Income Lease Revenue funds in the amount of \$1,552,128.50, for the Fiscal Year (FY) 2020 operational and ramp-up budget, allocated by the Housing Commission contingent upon the appropriation of said funds by the City of San Diego;
- 3) Authorize the President & Chief Executive Officer (President & CEO) of the Housing Commission, or designee, to execute all necessary documents and instruments that are necessary and/or appropriate to implement these approvals, in a form and format approved by General Counsel, and to take such actions necessary and/or appropriate to implement these approvals
- 4) Authorize the President & CEO of the Housing Commission, or designee, 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; and
- 5) Approve an amendment to the current Memorandum of Understanding between the City of San Diego and the Housing Commission for the oversight and administration of the City's Bridge Shelters to include the new City of San Diego Bridge Shelter located at 1710 Imperial Avenue, San Diego, CA 92101.

City Council:

Approve an amendment to the current Memorandum of Understanding between the City of San Diego and the Housing Commission for the oversight and administration of the City's Bridge Shelters to include the new City of San Diego Bridge Shelter located at 1710 Imperial Avenue, San Diego, CA 92101.

105 [HCR19-114 Actions Establishing President & Chief Executive Officer Compensation for Period of September 19, 2019, through September 18, 2020, as recommended by the Ad Hoc CEO Performance Evaluation Committee of the San Diego Housing Commission](#)

That the Board of Commissioners for the San Diego Housing Commission (Board) establish the CEO's compensation package retroactively to September 19, 2019, to coincide with the anniversary date of the commencement of employment, as authorized by the Employment Agreement, and as recommended by the CEO Performance Evaluation Ad Hoc Committee, consisting of the Chair



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Stefanie Benvenuto and Vice Chair Ryan Clumpner, for the period of September 19, 2019, through September 18, 2020, specifically:

1. Increase the CEO's current base salary by 3.5 percent for the period of September 19, 2019, through September 18, 2020, (the Compensation Period), in consideration of the outstanding/excellent work of the CEO as determined by the Board, and consistent with the 3.5 percent cost-of-living salary increase approved for all San Diego Housing Commission (Housing Commission) employees;
2. Maintain the CEO's current compensation package as referenced within the report for the period of September 19, 2018, through September 18, 2019, except as expressly modified by Items 1 and 3 of these recommendations; and
3. Approve a \$25,000.00 incentive performance payment in recognition of the CEO's accomplishment of all of the goals set at the CEO's last evaluation and his extraordinary performance.

106 [HCR17-097 Workshop and Discussion: SDHC Strategic Plan 2016–2020](#)

NO ACTION IS REQUIRED ON THE PART OF THE HOUSING COMMISSION

A workshop will be presented to the San Diego Housing Commission (Housing Commission) Board of Commissioners with an update of the progress made in the third fiscal year of the four-year agency-wide Strategic Plan, which was approved by the Housing Commission Board (Board) on September 9, 2016.

CLOSED SESSION

It is anticipated that the San Diego Housing Commission will convene in closed session on Friday, October 4, 2019, at 9:00 a.m. with 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 LEGAL COUNSEL anticipated litigation one (1) matter.



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- 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:

San Diego Tenant Union, and Darlisa McDowell vs. San Diego Housing Commission, San Diego Superior Court Case No. 37-2019-00012582-CU-WM-CTL

Counsel will discuss the litigation and seek direction from the Board on the defense of the case.

- V. Announcement of Actions Taken in Closed Session.
- VI. Adjournment.

ADJOURNMENT

INFORMATIONAL REPORTS

[HCR19-091 August 2019 Reporting Update for the City of San Diego's Bridge Shelter Programs](#)

[HCR19-092 August 2019 Reporting Update for City of San Diego's Storage Connect Center](#)

[HCR19-108 Status of Loan Portfolio – Fiscal Year 2019 Fourth Quarter](#)

[HCR19-112 Investment Report – Fourth Quarter Fiscal Year 2019](#)