



SAN DIEGO
HOUSING
COMMISSION

AGENDA

SAN DIEGO HOUSING COMMISSION
REGULAR MEETING AGENDA
OCTOBER 9, 2015, 9:00 A.M.
SMART CORNER
4TH FLOOR CONFERENCE ROOM
1122 BROADWAY
SAN DIEGO, CALIFORNIA 92101

Chair Gary Gramling
Vice Chair Roberta Spoon
Commissioner Margaret Davis
Commissioner Kellee Hubbard
Commissioner Ben Moraga
Commissioner Dorothy Surdi
Commissioner Frank Urtasun

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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



Regular Housing Commission Meeting of October 9, 2015

40 REPORT BY THE PRESIDENT & CHIEF EXECUTIVE OFFICER

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.

50 APPROVAL OF THE MINUTES

September 11, 2015, Regular Meeting
September 17, 2015, Special Meeting

100 HCR15-080 Housing Opportunities Collaborative Memorandum of Understanding and Commercial Lease at Smart Corner

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

- 1) Authorize the President and Chief Executive Officer (President & CEO), or designee, to execute lease documents between the Housing Commission and Housing Opportunities Collaborative (HOC), in a form approved by General Counsel, for a portion of the ground floor office space at the SDHC Achievement Academy, within the Smart Corner building, located at 1045 11th Avenue, San Diego, on terms approved by the Housing Commission Board; and
- 2) Authorize the President & CEO, or designee, to execute the Memorandum of Understanding (MOU) between the Housing Commission and HOC, in a form approved by General Counsel, to operate a Housing Resources Center that provides services to benefit the Housing Commission clients and additional individuals in the City of San Diego, on terms approved by the Housing Commission Board.

101 HCR15-079 Award of Security Services Contract for Hotel Sandford

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

- 1) Approve the award of a one-year contract to Power Security Group Inc., in an amount not to exceed \$130,000. The contract term shall be for a one-year period with four (4) one-year renewal options based on the needs of the Housing Commission;
- 2) Authorize the President & Chief Executive Officer (President & CEO), or designee, to substitute the funding sources with other available funding sources provided that 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



Regular Housing Commission Meeting of October 9, 2015

the Housing Commission and its mission. Funding substitutions will be memorialized in an Informational Report at the next scheduled Housing Commission Board meeting; and

- 3) 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 take such actions as are necessary and/or appropriate to implement these approvals.

102 [HCR15-064 San Diego Rescue Mission Revocable Grant Repayment and Release of Affordability Restrictions](#)

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

- 1) Accept the repayment of \$329,210 as partial repayment of the revocable grant made to San Diego Rescue Mission for the project known as Harbor View located at 120 Elm Street, San Diego, as described within this report;
- 2) Approve the forgiveness of \$73,158 of revocable grant funds in recognition of the provision of 10 years of housing affordability; and
- 3) Authorize the President & Chief Executive Officer, or designee, to execute all documents and instruments necessary and/or appropriate to implement these approvals, in the form approved by General Counsel, and to take such actions as are necessary and/or appropriate to implement these approvals.

103 [HCR15-068 Proposed Fiscal Year 2016 Budget Revision HOME Investment Partnerships Program Federal Funds – Homeownership](#)

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

- 1) Approve the proposed revision to the Housing Authority-approved Fiscal Year (FY) 2016 Housing Commission Budget to add \$1,500,000 of Federal funds from the HOME Investment Partnerships Program (HOME) to the Homeownership budget for the First-Time Homebuyer (FTHB) Program, of which \$1,350,000 will be used for loans and grants and \$150,000 will be used for administration. HOME Funds are awarded by the U.S. Department of Housing and Urban Development (HUD) to the City of San Diego and are administered by the Housing Commission; and
- 2) Authorize the President & Chief Executive Officer, or designee, to execute all documents and instruments that are necessary and/or appropriate to implement these approvals, in a



Regular Housing Commission Meeting of October 9, 2015

form approved by General Counsel, and to take such actions as are necessary and/or appropriate to implement these approvals.

104 [HCR15-074 Home Ownership Opportunity Program Loan Write-Off](#)

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

- 1) Accept the reduced loan payoff of \$241,293 and authorize the write-off of the balance of \$223,707 due from Community HousingWorks (CHW) (as successor in interest to San Diego Neighborhood Housing Services) as outlined within this report; 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 the form approved by General Counsel, and to take such actions as are necessary and/or appropriate to implement these approvals.

105 [HCR15-081 Workshop & Discussion: Addressing the Housing Affordability Crisis and Development Costs](#)

A workshop will be presented on addressing the housing affordability crisis in the City of San Diego, as well as recommended actions.

There will be no action taken during the meeting of October 9, 2015, in relation to this item.

CLOSED SESSION

It is anticipated that the San Diego Housing Commission will convene in closed session on Friday, October 9, 2015, 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. PUBLIC EMPLOYEE PERFORMANCE EVALUATION
Title: President and Chief Executive Officer, San Diego Housing Commission
 - B. CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION



Regular Housing Commission Meeting of October 9, 2015

pursuant to subdivision (c) of 54954.5 of the Government Code and pursuant to subdivision (a) of Section 54956.9:

Marian L. Malzahn, et al. vs. San Diego Housing Commission, et al., SDSC Case No. 37-2013-00079570-CU-WT-CTL

Counsel's Description of General Nature of Closed Session:

Counsel will discuss the existing litigation, will report on status and will seek direction from the Commission concerning the same.

- C. CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION pursuant to subdivision (c) of 54954.5 of the Government Code and pursuant to paragraph (4) of subdivision (d) of Section 54956.9:

Counsel's Description of General Nature of Closed Session:

Counsel will discuss potential initiation of litigation related to default of the APR Construction at two sites.

Two (2) or more cases.

- D. CONFERENCE WITH REAL PROPERTY NEGOTIATORS pursuant to subdivision (b) of 54954.5 of the Government Code and 54956.8 of the Government Code

Property: Hotel Metro, 434 and 435 13th Street, San Diego, California (“Property”) APN: 535-156-07; 535-155-04 and 05

Agency negotiators: Richard C. Gentry, Jeff Davis, Debbie Ruane, Ted Miyahara, Ann Kern and Charles Christensen for the San Diego Housing Commission

Negotiating parties: Four (4) groups:

CRC Partners, LLC, Clark Realty Capital, Clark Builders Group, CBG Building Company, CRC Companies and CRC Property Management;

Trestle Development LLC and Canvas Ventures LLC;

Fowler Property Acquisitions, LLC; and

Walsh Chacon, Inc; Brian and Jeanette Malone and Brian and Erin



SAN DIEGO
HOUSING
COMMISSION

Regular Housing Commission Meeting of October 9, 2015

Walsh

Under negotiation: Negotiator(s) will seek direction from the Commission concerning price and terms of payment.

- E. CONFERENCE WITH LEGAL COUNSEL-EXISTING LITIGATION pursuant to subdivision (c) of 54954.5 of the Government Code and 54956.9 a. of the Government Code.

Tucker vs. San Diego Housing Commission, et. al.; SDSC Case No. 37-2015-00018608-CL-MC-CTL

Counsel Description of Closed Session: Counsel will discuss the status of the pending litigation in San Diego Superior Court and will seek direction from the Board concerning the litigation.

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

ADJOURNMENT