



SAN DIEGO
HOUSING
COMMISSION

SPECIAL MEETING AGENDA

SAN DIEGO HOUSING COMMISSION
SPECIAL MEETING AGENDA
MARCH 19, 2015, 9:00 A.M.
SMART CORNER
4TH FLOOR CONFERENCE ROOM
1122 BROADWAY
SAN DIEGO, CALIFORNIA 92101

NOTICE TO MEMBERS OF THE PUBLIC: In addition to the 4th Floor Conference Room, pursuant to California Government Code Section 54953, any members of the public, for which there is not adequate seating within the 4th Floor Conference Room, will be provided overflow seating within the **SDHC Lunchroom located on the 4th Floor, Room No. 418, located at 1122 Broadway, San Diego, California 92101 [the Remote Teleconferencing Location]**. An audio feed will be provided within the Remote Teleconferencing Location. All votes of the San Diego Housing Commission will be by roll call, pursuant to the applicable provisions of California Government Code Section 54953(b)(2). **Members of the public will be able to address the San Diego Housing Commission at the Remote Teleconferencing Location pursuant to the applicable provisions of the Brown Act.**

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**



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20 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

ADOPTION AGENDA – CONSENT – NOTICE TO COMMISSIONERS: Votes on each and every item on the Special Meeting Agenda must be by roll call during this meeting, California Government Code Section 54953(b)(2).

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

February 13, 2015 Regular Meeting

100 [HCR15-023](#) [Fiscal Year 2016 Provision of Interim Housing for Homeless Adults in Existing Non-Tent Facilities](#)

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, contingent upon the subsequent appropriations, [prior to July 1, 2016] of sufficient funds by the City of San Diego (City) and approval of funds by the Housing Authority, in the Housing Commission’s Fiscal Year (FY) 2015 and 2016 budgets, as the City Council and Housing Authority shall determine in their sole and unfettered discretion:

- 1) Approve the award of two grants totaling \$2,248,637 to St. Vincent de Paul Village, Inc. (St. Vincent) for operation of the FY 2016 Interim Housing Facility for Homeless Adults (Interim Housing) and the FY 2016 Day Center Facility for Homeless Adults (Day Center);
- 2) Authorize the execution of an agreement with St. Vincent in the amount of \$1,748,637 for the oversight and management of the FY 2016 Interim Housing at the Paul Mirabile Center at 16 15th Street in Downtown San Diego. The form and format of the agreement shall be subject to the approval of General Counsel of the Housing Commission;



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- 3) Authorize the execution of an agreement with St. Vincent in the amount of \$500,000 for the oversight and management of the FY 2016 Day Center at the Neil Good Day Center at 299 17th Street, under the provisions of Section 9.4 of the Housing Commission's procurement policy. The form and format of the agreement shall be subject to the approval of General Counsel of the Housing Commission;
- 4) Authorize four additional one-year renewal options for FYs 2017 to 2020 for each grant agreement respectively with St. Vincent, contingent upon the availability of funding, compliance with all grant agreement requirements, and program performance, to be exercised in the sole discretion of the San Diego Housing Commission;
- 5) Authorize the expenditure of up to \$1,470,000 in FY 2016 City General Funds, \$808,602 in Federal Community Development Block Grants, and \$145,155 in Federal Emergency Solutions Grant funds as part of the Housing Commission's FY 2016 Proposed Budget, contingent upon the appropriation of said funds by the City of San Diego (City) and approval of funds by the Housing Authority in the Housing Commission's FY 2016 Budget, as the City Council and Housing Authority shall determine in their discretion, and contingent upon the adoption of the Fiscal Year 2016 Appropriation Ordinance and contingent upon the City's Chief Financial Officer furnishing a certificate certifying that the funds necessary for expenditures are, or will be, on deposit with the City Treasurer;
- 6) Recommend that the City Council find and declare the existence of a "shelter crisis" [as defined in Government Code Section 8698(d)] in the City pursuant to and in accordance with the provisions of California Government Code section 8698 et seq. and suspend any and all housing, health and safety codes that interfere with efforts to mitigate the shelter crisis;
- 7) Authorize the Housing Commission to enter into a contract with St. Vincent of up to \$250,000 from City General Funds in FY 2015 for transition to Interim Housing, as defined in this report, commencing April 1, 2015, under the provisions of Section 9.4 of the Housing Commission's procurement policy. The execution of this contract and the expenditure of funds for this purpose is contingent upon timely and appropriate authorization by the City of sufficient funds. This funding amount is to be provided to the Housing Commission upon proper submittal of adequate documentation of expenditures, by the Housing Commission, as determined by the City's Economic Development staff, and contingent upon the Comptroller certifying that funds are available;
- 8) Amend the Housing Authority-approved Housing Commission FY 2015 budget to include an additional sum of \$250,000 in General Funds and authorize the Housing Commission to expend \$250,000 from the City's General Fund in addition to sums originally included within the Housing Commission's FY 2015 Housing Authority approved budget;



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- 9) Contingent upon the Housing Authority's approval of the proposed increase to the Housing Commission's FY 2015 budget, authorize the President & CEO or designee to execute new agreements and/or amendments with St. Vincent to transition operation of the existing winter tent program to the Interim Housing program at the Paul Mirabile Center at 16 15th Street for the term of April 1, 2015 through June 30, 2015, in a form and format approved by General Counsel, for up to \$250,000;
- 10) Authorize the President & Chief Executive Officer (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; and
- 11) Authorize the President & CEO to substitute funding sources and/or increase compensation by not more than 20 percent of the total contract amounts for the proposed contracts, if necessary, without further action by the City Council, Housing Authority, or 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;

101 [HCR15-024](#) [Contracts for the Fiscal Year 2016 City of San Diego Homeless Shelters and Services Programs](#)

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, contingent upon the subsequent appropriation (prior to July 1, 2016) of sufficient funds by the City of San Diego (City) and approval of funds by the Housing Authority, in the Housing Commission's Fiscal Year (FY) 2016 budget, as the San Diego City Council (City Council) and Housing Authority shall determine in their discretion:

- 1) Authorize the execution of contracts in a form and format subject to the approval of General Counsel of the Housing Commission with the following organizations for FY 2016 (July 1, 2015 – June 30, 2016):
 - a. People Assisting the Homeless (PATH) in the amount of \$688,838 for the oversight and management of the Connections Housing Interim Bed Program at 1250 Sixth Avenue, San Diego, CA 92101;
 - b. YWCA of San Diego County in the amount of \$669,209 for oversight and management of the Cortez Hill Family Center;
 - c. Emergency Solutions Grant (ESG) funding in the amount of \$340,483 for five organizations participating in the Rapid Re-Housing Program;
 - d. Mental Health Systems, Inc. in the amount of \$185,000 for housing operations of the Serial Inebriate Program (SIP) at 3340 Kemper Street, San Diego, CA 92110; and



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- e. Girls Think Tank in the amount of \$138,750 in FY 2016 funding for the oversight and management of the Homeless Transitional Storage Center at 252 16th Street, San Diego, CA 92101. This contract period, however, shall be May 1, 2015, to April 30, 2016, and includes FY 2015 funds for May 1, 2015 to June 30, 2015. The \$138,750 in FY 2016 funding will be applied to the contracts during the time period of July 1, 2015 to June 30, 2016;
- 2) Authorize the President and Chief Executive Officer (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;
- 3) Authorize the President & CEO to substitute funding sources and/or increase compensation by not more than 20 percent of the total contract amount for the proposed contracts, if necessary, without further action by the City Council, Housing Authority, or Board of Commissioners of the Housing Commission, but only if and to the extent that funds are determined to be available for such purposes; and
- 4) Authorize the expenditure of up to \$570,000 in City General Funds, \$509,477 in federal Community Development Block Grants (CDBG), \$762,074 in federal Emergency Solutions Grant funds (ESG), \$274,000 in City Housing Trust Fund dollars (HTF), and \$40,000 in Housing Commission funds as part of the Housing Commission's proposed FY 2016 budget, contingent upon the appropriation of said funds by the City and approval of funds by the Housing Authority in the Housing Commission's FY 2016 budget, as the City Council and Housing Authority shall determine in their discretion, and contingent upon the adoption of the Fiscal Year 2016 Appropriation Ordinance and contingent upon the City's Chief Financial Officer furnishing a certificate certifying that the funds necessary for expenditures are, or will be, on deposit with the City Treasurer.

102 [HCR15-022](#) [Hotel Churchill – Development Plan Funding Increase](#)

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 developer's request to provide an additional \$3,300,000 consisting of grant and loan funds, to HDP Churchill L.L.C. (HDP L.L.C.), from sources as detailed in this report, for the affordable housing rehabilitation of Hotel Churchill;
- 2) Execute a U.S. Department of Housing and Urban Development (HUD) Moving-to-Work (MTW) new grant and related funding documents, as and to the extent determined advisable by the Executive Vice President and Chief Operating Officer (Executive Vice President) of the Housing Commission upon the advice of General Counsel of the



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Housing Commission, to reflect new MTW funding as referenced within Recommendation 4.b. below;

- 3) Execute new and/or revised loan agreements for new local funds as proposed and as referenced within Recommendation 4.b. below; and
- 4) Authorize the Executive Vice President, or designee, to:
 - a. Execute any and all documents and to perform such acts as are necessary or appropriate to implement these approvals, including without limitation the execution of the final agreements contemplated in the items approved by this action, upon the advice and consent of the General Counsel; and
 - b. Adjust financing terms/conditions as necessary for consistency with requirements of other funding sources or to accommodate market changes that may occur after approval of this report but before close of escrow. The following funding amounts may not increase without Housing Commission approval: the proposed revised \$9,289,800 maximum MTW grants; the proposed \$2,306,609 maximum Housing Commission local funds loan as referenced within this report; the maximum Housing Commission \$3,800,000 previously approved loan (consisting of \$2,900,000 in HUD HOME Investment Partnerships Program (HOME) funds granted to the City of San Diego (City) and administered by the Housing Commission, and \$900,000 of City Inclusionary Affordable Housing Funds or Single-Room Occupancy (SRO) Inclusionary In-Lieu funds).

103 [HCR15-029 Fiscal Year 2016 Moving to Work Annual Plan](#)

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

- 1) Approve the Fiscal Year (FY) 2016 Moving to Work (MTW) Annual Plan (Attachment 1); 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.

104 [HCR15-006 Workshop & Discussion: San Diego Housing Commission Proposed Fiscal Year 2016 Budget](#)

A workshop will be held at the March 19, 2015, meeting regarding the proposed Fiscal Year 2016 Budget for the San Diego Housing Commission.

No action taken will be taken on this item.



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ADJOURNMENT

INFORMATIONAL REPORTS

[HCR15-019 San Diego Housing Commission Semi-Annual Grant Report July 1, 2014 – December 31, 2014](#)

[HCR15-025 Status of Loan Portfolio – Second Quarter Fiscal Year 2015](#)

[HCR15-026 Multifamily Bond Program - Annual Status Report for 2014](#)

[HCR15-027 Investment Report – Second Quarter Fiscal Year 2015](#)