



SAN DIEGO
HOUSING
COMMISSION

MINUTES

SAN DIEGO HOUSING COMMISSION
MINUTES OF THE REGULAR MEETING
APRIL 10, 2015
SMART CORNER
4th FLOOR CONFERENCE ROOM
1122 BROADWAY
SAN DIEGO, CALIFORNIA 92101

ATTENDANCE

Present:

Chair Gary Gramling
Commissioner Margaret Davis
Commissioner Kellee Hubbard
Commissioner Ben Moraga
Commissioner Dorothy Surdi
President & CEO Richard C. Gentry
General Counsel Charles Christensen

Absent:

Vice Chair Roberta Spoon
Commissioner Frank Urtasun

10 CALL TO ORDER

Chair Gramling called the Regular Meeting to order at 9:02 a.m.

20 NON-AGENDA PUBLIC COMMENT

There were no non-agenda public comments.

30 COMMISSIONER COMMENTS

There were no Commissioner comments.

40 REPORT BY PRESIDENT & CHIEF EXECUTIVE OFFICER

San Diego Housing Commission Awards of Excellence:

President & CEO Gentry recognized the employees and the team who received San Diego Housing Commission Awards of Excellence for 2014.



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City Council Approval for Interim Housing Program:

On March 24 the San Diego City Council unanimously approved the Housing Commission's recommendation for year-round interim housing in a permanent facility for homeless San Diegans to replace the temporary tents that the City of San Diego has provided during the winter months for nearly 30 years. The interim housing program is being phased in and began on April 1, 2015, when the winter shelter tents closed. The 102 interim housing beds made available that day were filled by 102 winter shelter tent residents. The 350-bed interim housing program will go into full operation on July 1, 2015.

City's Emergency Winter Shelter Tents Close:

The City of San Diego's two emergency winter shelter tents for Single Adults and Veterans closed as scheduled on April 1. Overall, a total of 1,107 men and women were served at the two shelter tents from November 1, 2014, through February 28, 2015, with 163 homeless men and women transitioned from the Single Adult and the Veterans emergency winter shelter tents into permanent or longer-term housing. At the Single Adult shelter, 223 homeless men and women were matched with "housing navigators" to help them become ready for permanent and longer-term housing.

Versa at Civita Grand Opening:

On March 23, 2015, Commissioners Surdi and Urtasun and President & CEO Gentry attended the grand opening ceremony for Versa at Civita, the 148-unit affordable housing development for low-income seniors in Mission Valley. Thirty seniors at Versa at Civita receive federal Housing Choice Voucher-Section 8 rental assistance from the Housing Commission.

Atmosphere Apartments Groundbreaking:

City Councilmember Todd Gloria and President & CEO Gentry participated in the groundbreaking ceremony for Atmosphere Apartments in Downtown San Diego on March 24, 2015. Atmosphere will provide 202 units of affordable housing for low-income renters, including 51 units of supportive housing to address homelessness.

50 APPROVAL OF THE MINUTES

The minutes of the special Housing Commission meeting of March 19, 2015, were approved on a motion by Commissioner Surdi, seconded by Commissioner Hubbard, and passed by a vote of 5-0.

CONSENT AGENDA:

Motion by Commissioner Moraga to approve the items listed below on consent. Seconded by Commissioner Surdi and passed by a vote of 5-0:



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100 HCR15-034 Award of Painting Services Contract

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

- 1) Approve the award of a one-year contract to Geo Tech Construction, Inc. in an amount not to exceed \$160,000. The contract term shall be for a one (1) year period with four (4) one-year renewal options based on the needs of the Housing Commission. The form and format of the agreement shall be subject to the approval of General Counsel of the Housing Commission;
- 2) Approve the award of a one-year contract to Sunway Systems in an amount not to exceed \$160,000. The contract term shall be for a one (1) year period with four (4) one-year renewal option based on the needs of the Housing Commission. The form and format of the agreement shall be subject to the approval of General Counsel 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. Funding substitutions will be memorialized in an Informational Report at the next scheduled Housing Commission Board Meeting; 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 make such actions as are necessary and/or appropriate to implement these approvals.

102 HCR15-035 First Amendment to 2014 Memorandum of Understanding with the City of San Diego for Provision of Homeless Shelters and Services Programs

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

- 1) Approve the First Amendment to the 2014 Memorandum of Understanding (MOU) between the City of San Diego (City) and the Housing Commission for the Provision of Homeless Shelters and Services Programs in substantially the form attached hereto, as approved by the President & Chief Executive Officer (President & CEO) on advice of General Counsel;
- 2) Recommend Housing Authority of the City of San Diego (Housing Authority) and San Diego City Council (City Council) approval of this First Amendment; and



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- 3) Authorize the President & CEO of the Housing Commission, or designee, to execute the First Amendment to the 2014 MOU, a copy of which is attached hereto (Attachment 1), in a form approved by General Counsel.

103 HCR15-007 Proposed Fiscal Year 2016 Budget

That the San Diego Housing Commission (Housing Commission) recommend approval of the following by the Housing Authority of the City of San Diego (Housing Authority):

- 1) Adoption of the Housing Commission's proposed \$325 million Fiscal Year (FY) 2016 Budget (Attachment 1).
- 2) Delegation of authority to the Housing Commission to approve amendments to the FY 2016 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 2016 Budget;
 - b. Additional funding for the FY 2016 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 2016 Budget.
- 3) Delegation of authority to the President & Chief Executive Officer of the Housing Commission to amend the FY 2016 Budget for amounts not to exceed \$100,000 consistent with policies, programs and activities approved by the Housing Commission and Housing Authority.

ACTION AGENDA:

101 HCR15-028 Proposed Fiscal Year 2016 Affordable Housing Fund Annual Plan

Ann Kern, Vice President, Real Estate Finance and Program Development, and Tina Kessler, Senior Program Analyst, Real Estate Division, presented the request for approval.

Motion by Commissioner Moraga to take the following staff-recommended action. Seconded by Commissioner Davis and passed by a vote of 5-0:

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

- 1) Recommend approval of the Proposed Fiscal Year (FY) 2016 Affordable Housing Fund (AHF) Annual Plan (Annual Plan) Program Activity Allocation of \$33,082,445 in



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anticipated funds (also included in the FY 2016 Housing Commission Proposed Budget) and the proposed Model Programs;

- 2) Authorize the President & Chief Executive Officer (President & CEO), or designee, to reallocate funds among the proposed Model Programs included in the FY 2016 Annual Plan in response to market demands and opportunities; and
- 3) Recommend that the San Diego City Council (City Council) give direction to the City Attorney to work with the Housing Commission President & CEO and Housing Commission General Counsel to draft ordinance amendments that improve the operation, efficiency and administration of the Affordable Housing Fund, as directed by City Council.

104 HCR15-017 Strategic Plan Update Workshop

Jeff Davis, Executive Vice President and Chief Operating Officer, and Debbie Ruane, Senior Vice President, Real Estate Division, presented an update on milestones and/or accomplishments achieved thus far with the San Diego Housing Commission's (Housing Commission) Strategic Plan and the objectives the Housing Commission is currently focused on and targeted in the next six to 12 months.

The Strategic Plan was approved by the Housing Commission Board on January 17, 2014.

No action was taken on this item.

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

IV. The Housing Commission convened in closed session to consider the following agenda:

- A. CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION pursuant to subdivision (c) of 54954.5 of the Government Code and pursuant to subdivision (d)(1) of Section 54956.9:

Gentel Halsell vs. San Diego Housing Commission, et al., Superior Court of California, County of San Diego, Case No. 37-2013-00063487-CU-PO-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.



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This item was informational only. No action was taken.

- B. CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION pursuant to subdivision (c) of 54954.5 of the Government Code and pursuant to subdivision (d)(1) of Section 54956.9:

Marcus Bender vs. San Diego Housing Commission, et al., Superior Court of California, County of San Diego, Case No. 37-2015-00004053-CL-PO-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.

This item was informational only. No action was taken.

- C. CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION pursuant to subdivision (c) of 54954.5 of the Government Code and pursuant to subdivision d)(1) of Section 54956.9:

Stephanie Andrews vs. Belden SDHC FNMA LLC, et al., Superior Court of California, County of San Diego, Case No. 37-2015-00005063-CU-PO-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.

This item was informational only. No action was taken.

- D. CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION pursuant to subdivision (c) of 54954.5 of the Government Code and pursuant to subdivision (d)(1) of Section 54956.9:

Jamie Lewis vs. San Diego Housing Commission, et al., Superior Court of California, County of San Diego, Case No. 37-2015-00006751-CU-WE-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.



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This item was informational only. No action was taken.

- E. CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION pursuant to subdivision (c) of 54954.5 of the Government Code and significant exposure to litigation pursuant to subdivision (d) (2) of Section 54956.9:

One (1) potential matter.

Counsel's Description of General Nature of Closed Session:

Counsel will discuss a Department of Fair Employment and Housing Complaint, DFEH No. 280165-112345 and anticipated litigation pursuant to subdivision (d)(2) of Section 54956.9

By a vote of 5-0 instruction was given to Counsel concerning the matter.

ADJOURNMENT:

Chair Gramling adjourned the Regular Meeting at 9:48 a.m.

Respectfully submitted,

Maria Velasquez
Senior Vice-President, Communications
and Legislative Affairs
& Chief Communications Officer
San Diego Housing Commission

Approved by,

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