



SAN DIEGO
HOUSING
COMMISSION

MINUTES

**SAN DIEGO HOUSING COMMISSION
MINUTES OF THE REGULAR MEETING
MAY 8, 2015
SMART CORNER
4th FLOOR CONFERENCE ROOM
1122 BROADWAY
SAN DIEGO, CALIFORNIA 92101**

ATTENDANCE

Present:

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

Absent:

Vice Chair Roberta Spoon
Commissioner Margaret Davis
Commissioner Frank Urtasun

10 CALL TO ORDER

Chair Gramling called the Regular Meeting to order at 9:05 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

Ruby Awards:

On April 24 Chairman of the Board Gramling and Commissioners Davis and Hubbard joined President & CEO Gentry to accept the Ruby Award for Outstanding Government Agency of the Year from the San Diego Housing Federation. Commissioner Urtasun presented the award. The



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San Diego Housing Commission (SDHC) received the award for HOUSING FIRST–SAN DIEGO, SDHC’s three-year homelessness action plan, which was announced November 12, 2014.

Chairman Gramling added that the SDHC affordable housing partnership development COMM22 in Logan Heights also received a Ruby Award for Housing Project of the Year (New Construction). Developed by BRIDGE Housing Corporation and Metropolitan Area Advisory Committee on Anti-Poverty (MAAC), COMM22 provides 70 units for low-income seniors and 130 units for low-income families.

Alpha Square Topping Off:

The topping-off ceremony for Alpha Square apartments, an SDHC affordable housing partnership development in Downtown San Diego, was held on April 24. President & CEO Gentry and Councilmember Todd Gloria participated. Alpha Square will provide 201 affordable apartments for homeless and very low-income San Diegans. SDHC awarded a total of 76 federal Project-Based Housing Vouchers from the U.S. Department of Housing and Urban Development (HUD) to Alpha Square for permanent supportive housing. The 76 vouchers are among 1,500 federal rental assistance vouchers SDHC has committed to provide housing to homeless San Diegans over the next three years in HOUSING FIRST–SAN DIEGO.

Celadon at 9th & Broadway Grand Opening:

City Councilmember Todd Gloria, Commissioner Urtasun, and President & CEO Gentry participated in the grand opening of Celadon at 9th & Broadway on May 1, 2015. Celadon at 9th and Broadway is one of five new SDHC partnership developments in Downtown San Diego to create or preserve affordable housing that will be completed during the next two years. Celadon provides 248 affordable apartments for low- to extremely low-income renters. SDHC has awarded 88 federal Project-Based Housing Vouchers from HUD to provide rental assistance at Celadon. The majority of these vouchers are also among the 1,500 SDHC has committed in HOUSING FIRST–SAN DIEGO.

Village North Senior Garden Apartments:

SDHC completed the acquisition of Village North Senior Garden Apartments on May 1, as approved by the Board at the January 16, 2015, meeting. This acquisition is one of the five components of HOUSING FIRST–SAN DIEGO, which called for SDHC to invest federal “Moving to Work” funds to acquire an existing property that will set aside 20 percent of its units for Permanent Supportive Housing for homeless San Diegans. Twenty-four units at Village North, 20 percent of the total of 120, will be set aside as Permanent Supportive Housing for homeless seniors. SDHC will commit 24 federal Project-Based Housing Vouchers to provide rental assistance for these apartments.



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Take Our Daughters and Sons to Work Day:

SDHC was fortunate to have 36 children join their parents at SDHC for Take Our Daughters and Sons to Work Day on April 23. This national event gives children a chance to see the valuable work their parents do and to meet some of their co-workers.

50 APPROVAL OF THE MINUTES

The minutes of the regular Housing Commission meeting of April 10, 2015, were approved on a motion by Commissioner Surdi, seconded by Commissioner Hubbard, and passed by a vote of 4-0.

CONSENT AGENDA:

Motion by Commissioner Hubbard to approve the items listed below on consent. Seconded by Commissioner Surdi and passed by a vote of 4-0:

100 HCR15-037 Award of Landscape Maintenance Services Contract

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

- 1) Approve the award of a one-year contract to Benchmark Landscaping, Inc., in an amount not to exceed \$333,630. 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 the Housing Commission and its mission; 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.

101 HCR15-038 Award of Flooring Services Contract

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

- 1) Exercise the first of four contract renewal options to Valley Floor Covering, Inc. from an amount not to exceed \$84,000 to an amount not to exceed \$140,000. The renewal term



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shall be for a one (1) year period, leaving up to three (3) one-year options based on the needs of the Housing Commission;

- 2) Exercise the first of four contract renewal options to GB Sales from an amount not to exceed \$84,000 to an amount not to exceed \$140,000. The renewal term shall be for a one (1) year period, leaving up to three (3) one-year options based on the needs of the Housing Commission;
- 3) Authorize the President & Chief Executive Officer (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 make such actions as are necessary and/or appropriate to implement these approvals.

102 HCR15-039 Amendment to Protective Services Contract

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

- 1) Approve an amendment to the Bald Eagle Security Services (Bald Eagle Security) contract that increases the not-to-exceed contract amount from \$95,000 to \$175,000 for the one-year contract term that expires on June 30, 2015;
- 2) Authorize the President & Chief Executive Officer (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
- 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.

103 HCR15-042 Final Bond Authorization for Trolley Residential

That the San Diego Housing Commission (Housing Commission) recommend the Housing Authority of the City of San Diego (Housing Authority) authorize the issuance of up to \$15,000,000 in tax-exempt multifamily housing revenue bonds to fund construction of Trolley



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Residential's (Trolley) 52 units in a transit-oriented affordable rental housing development to be located at 4981 Market Street.

ACTION AGENDA:

104 HCR15-044 Mariner's Cove Lease Extension-Amended and Restated Lease

Charles B. Christensen, San Diego Housing Commission General Counsel, presented the request for approval.

Motion by Commissioner Moraga to take the following staff-recommended action. Seconded by Commissioner Surdi and passed by a vote of 4-0:

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 and authorize the President & Chief Executive Officer (President & CEO), or designee, to enter into an Amended and Restated Lease extending the term of the lease to 55 years with one 20-year option to extend the lease, in a form drafted and approved by General Counsel;
- 2) Authorize the President & CEO, or designee, to take such actions and to execute such documents as are necessary and/or convenient to implement the approvals by the Housing Authority; and
- 3) Authorize the President & CEO to amend the Fiscal Year (FY) 2015 Budget and the FY 2016 Budgets as necessary to accommodate the changes made in the lease for Mariner's Cove.

105 HCR15-032 Workshop & Discussion: Path to Success and the San Diego Housing Commission Achievement Academy

Azucena Valladolid, Vice President, Rental Assistance Division, and Stephanie Murphy, Director of Workforce & Economic Development, Rental Assistance Division, presented a workshop to provide an update on the Path to Success initiative and the San Diego Housing Commission (SDHC) Achievement Academy programs and services that are offered to Housing Choice Voucher rental assistance participants and public housing residents.

No action was taken on this item.



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ADJOURNMENT:

Chair Gramling adjourned the Regular Meeting at 10:02 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