



SAN DIEGO
HOUSING
COMMISSION

MINUTES

SAN DIEGO HOUSING COMMISSION
MINUTES OF THE REGULAR MEETING
MAY 4, 2018
SMART CORNER
4th FLOOR CONFERENCE ROOM
1122 BROADWAY
SAN DIEGO, CALIFORNIA 92101

ATTENDANCE

Present:

Chair Frank Urtasun
Vice Chair Dorothy Surdi
Commissioner Margaret Davis
Commissioner Tim Walsh
President & CEO Richard C. Gentry
General Counsel Charles Christensen

Absent:

Commissioner Stefanie Benvenuto
Commissioner Kellee Hubbard
Commissioner Ben Moraga

10 CALL TO ORDER

Chair Urtasun called the Regular Meeting to order at 9:00 a.m.

20 NON-AGENDA PUBLIC COMMENT

Joy Sunyata spoke about affordable housing covenants.

30 COMMISSIONER COMMENTS

There were no Commissioner comments.

40 REPORT BY PRESIDENT & CHIEF EXECUTIVE OFFICER

Moving to Work Meetings in Washington, D.C.

President & CEO Gentry was in Washington, D.C., April 25 – May 2, 2018, for a series of meetings related to the San Diego Housing Commission's (Housing Commission) status as a Moving to Work (MTW) agency. On April 30, 2018, he was among six speakers who provided a Congressional Briefing about the Moving to Work program. On April 25, 2018, President & CEO Gentry testified



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about the Housing Commission's rent reform initiative, Path to Success, at a hearing of the U.S. House of Representative's Financial Services Committee's Subcommittee on Housing and Insurance.

Senator Feinstein Visit to San Diego

On May 1, 2018, U.S. Senator Dianne Feinstein visited San Diego to tour the Monarch School. Commissioner Moraga joined the Senator on the tour, along with the Housing Commission's Chief of Staff Jeff Davis. The Housing Commission provides up to 25 federal rental housing vouchers to families with at least one child enrolled at Monarch School, which serves families experiencing homelessness in San Diego. The Housing Commission's partnership with the Monarch School is part of HOUSING FIRST – SAN DIEGO, the Housing Commission's homelessness action plan.

North Park Seniors Celebrates Grand Opening

North Park Seniors celebrated its grand opening on April 27, 2018, with Chairman Urtasun and the Housing Commission's Chief Strategy Officer Debbie Ruane in attendance. California State Assembly Majority Whip Todd Gloria, and San Diego City Councilmember Chris Ward spoke at the grand opening, and City Councilmember Georgette Gomez also attended. This development is the first affordable housing development for seniors in the City of San Diego to provide programs for lesbian, gay, bisexual and transgender residents. The rental apartments are open to all low-income seniors ages 55 and older, regardless of their sexual orientation.

Encanto Village Groundbreaking Ceremony

On April 14, 2018, the Housing Commission partnership development known as Encanto Village celebrated its groundbreaking. Encanto Village will provide 65 affordable rental housing units, including eight units set aside for Veterans experiencing homelessness. The Housing Commission awarded eight Veterans Affairs Supportive Housing (VASH) vouchers to provide rental assistance for these units. Participants in the groundbreaking ceremony included California State Assembly Majority Whip Todd Gloria; California State Assemblymember Dr. Shirley Weber; and San Diego City Council President Myrtle Cole, whose district includes the Encanto community.

Published Commentary Co-Written with Mayor Faulconer

The San Diego Union-Tribune published a commentary on April 20, 2018, that Mayor Kevin Faulconer and President & CEO Gentry co-wrote in support of Assembly Bill 3171. AB 3171 would direct \$1.5 billion in unencumbered state resources to address homelessness throughout the state.

Ruby Awards

On May 3, 2018, three Housing Commission partnership developments earned recognition at the San Diego Housing Federation's annual Ruby Awards ceremony. Atmosphere Apartments received the Ruby Award for Project of the Year in New Construction; Talmadge Gateway was recognized with the CSH Supportive Housing Award; and North Park Seniors earned two Ruby Awards: the Innovations Award and the SDG&E Efficiency and Sustainability Award.



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50 APPROVAL OF THE MINUTES

The minutes of the Regular Housing Commission meeting of April 6, 2018, were approved on a motion by Commissioner Walsh, seconded by Commissioner Surdi, and passed by a vote of 4-0.

ACTION AGENDA:

100 HCR18-048 Contract for the Fiscal Year 2019 YWCA of San Diego County Cortez Hill Family Center Interim Housing Program

Jeff Davis, Executive Vice President & Chief of Staff, and Lisa Jones, Director, Housing First Administration, Homeless Housing Innovations Department, presented the request for approval and corrected the total agreement amount in the board report to be \$697,489.

Motion by Commissioner Davis to take the following staff recommended actions. Seconded by Commissioner Walsh and passed by a vote of 4-0.

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

- 1) Authorize the execution of a sole source agreement with YWCA of San Diego County (YWCA) in the amount of \$697,489 to provide interim housing services to homeless families with children, consisting of the following funding sources: \$191,863 of Community Development Block Grant (CDBG) funds allocated by the City of San Diego for the funding of social services in Fiscal Year 2019; \$305,626 of Emergency Solutions Grant (ESG) funds available for the funding of social services in Fiscal Year 2019; and \$200,000 provided by the City of San Diego Affordable Housing Fund (AHF), allocated by the Housing Commission contingent upon the appropriation of said funds by the City of San Diego;
- 2) 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 and format approved by General Counsel, and to take such actions necessary and/or appropriate to implement these approvals; and
- 3) Authorize the President & CEO 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.



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101 HCR18-049 Fiscal Year 2018 City of San Diego Temporary Bridge Shelter Programs First Renewal Option and Corresponding Memorandum of Understanding Between the Housing Commission and the City of San Diego

Jeff Davis, Executive Vice President & Chief of Staff, and Lisa Jones, Director, Housing First Administration, Homeless Housing Innovations Department, presented the request for approval.

Stephen Russell spoke in opposition.

Motion by Commissioner Walsh to take the following staff recommended actions. 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 take the following actions:

Housing Authority:

- 1) Authorize the execution of the first option to renew agreements with Alpha Project for the Homeless (Alpha Project), for the operation of the Single Adult Shelter, in the amount of \$1,200,000; Veterans Village of San Diego (VVSD), for the operation of the Veterans Shelter, in the amount of \$750,000 and Father Joe's Villages (FJV), for the operation of the Shelter for Single Women and Families, in the amount of \$550,000 in accordance with Housing Authority Resolution Number HA-1755. Total funding for the renewal option is \$2,500,000 and is funded from Housing Commission Property Reserves;
- 2) Authorize the execution of the first option to extend the Memorandum of Understanding (MOU) between the Housing Commission and the City for the Temporary Bridge Shelters for a one-year term, from July 1, 2018, through June 30, 2019, in accordance with Housing Authority Resolution Number HA-1755;
- 3) Authorize the Housing Commission's 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
- 4) Authorize the Housing Commission's President & CEO to substitute funding sources and/or increase compensation by not more than 10 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.

City Council:

- 1) Approve execution of the first renewal option to the MOU between the City and the Housing Commission for oversight and administration of the Temporary Bridge Shelters for a one-year



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term, from July 1, 2018, through June 30, 2019, in accordance with City Council Resolution Number R-311427.

102 HCR18-043 Proposed Fiscal Year 2019 Budget

Jeff Davis, Executive Vice President & Chief of Staff, and Tracey McDermott, Vice President & Chief Financial Officer, presented the request for approval.

Stephen Russell spoke in opposition.

Motion by Commissioner Walsh to take the following staff recommended actions. 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 the Housing Commission's proposed \$388 million Fiscal Year (FY) 2019 Budget (Attachment 1);
- 2) Delegate authority to the Housing Commission to approve amendments to the FY 2019 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 2019 Budget;
 - b. Additional funding for the FY 2019 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 2019 Budget.
- 3) Delegate authority to the President & Chief Executive Officer of the Housing Commission to amend the FY 2019 Budget for amounts not to exceed \$250,000 consistent with policies, programs and activities approved by the Housing Commission and Housing Authority.

ADJOURNMENT

Chair Urtasun adjourned the Regular Meeting at 10:06 a.m.



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Respectfully submitted,

A handwritten signature in black ink, appearing to read 'SM', written over a white background.

Scott Marshall
Vice President
Communications and Government Relations
San Diego Housing Commission

Approved by,

A handwritten signature in black ink, appearing to read 'RCG', written over a white background.

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