

**HOUSING AUTHORITY OF THE CITY OF SAN DIEGO
REGULAR MEETING MINUTES
TUESDAY, SEPTEMBER 18, 2018
CITY COUNCIL CHAMBERS – 12TH FLOOR**

The Regular Meeting of the Housing Authority of the City of San Diego was called to order at 2:08 p.m.

ATTENDANCE

Present:

Council President Myrtle Cole, District 4
Council President Pro Tem Barbara Bry, District 1
Councilmember Lorie Zapf, District 2
Councilmember Chris Ward, District 3
Councilmember Mark Kersey, District 5
Councilmember Chris Cate, District 6
Councilmember Scott Sherman, District 7
Councilmember David Alvarez, District 8

Absent:

Councilmember Georgette Gómez, District 9

Non-Agenda Public Comment:

Joy Sunyata spoke about housing preservation.
Martha Welch spoke about affordable housing.
Izean Rim spoke about mental health.

Approval of Housing Authority Minutes:

The Housing Authority Minutes of the following meeting were approved by unanimous consent:

Tuesday, July 31, 2018, Regular Meeting

DISCUSSION AGENDA:

ITEM 1: HAR18-026 Fiscal Year 2019 City of San Diego Temporary Bridge Shelter Programs Nine-Month Operating Agreements

Jeff Davis, Executive Vice President & Chief of Staff, and Lisa Jones, Senior Vice President, Homeless Housing Innovations, San Diego Housing Commission presented the request for approval.

Michael McConnell commented in opposition.

Peter Siedler, Dan Shea, Izean Rim, Jeffrey S. Dunn, Stephanie Miller, Sharon Cramer, Anthony Bielik, Kim Mitchell, Ryan Nelson, Christopher Whitley, Bob McElroy, Orville Guyan, Alexandra Berenter, Margaret McCurry, Monica Ball, and Katheryn Rhodes commented in favor.

Motion by Councilmember Ward to approve staff recommendations with revisions to the draft resolution and shelter program agreements to require Housing Authority approval prior to using any substitute funding for using flexible spending at the bridge shelters or before expansion of Veterans Village of San Diego (VVSD) beds. Seconded by Council President Cole and passed by a vote of 8-1 with Councilmember Alvarez voting no.

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

Housing Authority:

- 1) Authorize the execution of the second option to renew agreements with Alpha Project for the Homeless (Alpha Project), for the operation of the Single Adult Shelter, in the amount of \$3,987,907; Veterans Village of San Diego (VVSD), for the operation of the Veterans Shelter, in the amount of \$2,640,481; and Father Joe's Villages (FJV), for the operation of the Shelter for Families and Single Women, in the amount of \$1,854,368, in accordance with Housing Authority Resolution Number HA-1755. Total funding for the renewal option is \$8,482,756 and is currently funded from San Diego Housing Commission (Housing Commission) Property Reserves, with the expressed understanding that the Successor Agency or City of San Diego, as appropriate, will approve the transfer of funds from the Low-Moderate Housing Fund or any other eligible funds, as determined by the City of San Diego, to backfill the costs advanced by the Housing Commission for the Temporary Bridge Shelter Programs;
- 2) Authorize the President & Chief Executive Officer (President & CEO) of the Housing Commission, 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, including but not limited to the Second Option Agreements that accompany this action item, and to take such actions necessary and/or appropriate to implement these approvals;
- 3) Authorize the President & CEO, or designee, 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.

ITEM 2: HAR18-022 Approval of forgivable loan to Island Inn, L.P. to impose affordability restrictions for 201-unit project located at 202 Island Avenue, San Diego, California, through December 31, 2027

Tina Kessler, Housing Programs Manager, Real Estate Division, San Diego Housing Commission, presented the request for approval.

Martha Welch spoke in opposition.

Joy Sunyata, Robert McNakamara and Katheryn Rhodes spoke in favor.

Motion by Councilmember Ward to approve the following staff-recommended actions. Seconded by Councilmember Gomez and passed by a vote of 8-0 with Council President Pro Tem Bry not present.

That the Housing Authority of the City of San Diego (Housing Authority) take the following actions, described in this report:

- 1) Authorize a forgivable loan in the amount of \$2,750,000 to Island Inn, L.P., to impose affordability restrictions to December 31, 2027, making the project 100 percent affordable at 50 percent of Area Median Income (AMI) and 80 percent of AMI affordability levels, as detailed in this report;
- 2) Authorize the President & Chief Executive Officer of the San Diego Housing Commission (President & CEO), or designee, to execute such documents and perform such acts as are necessary to implement these approvals, in a form and format as approved by General Counsel of the Housing Commission;
- 3) Authorize the President & CEO of the San Diego Housing Commission (Housing Commission), or designee, to change funding sources, when in the best interests of the Housing Commission, provided that such funding sources are available and provided further that the amount of the forgivable loan approved in this action does not increase beyond that approved in these actions.

ITEM 3: HAR18-028 Status of Loan Portfolio – Fiscal Year 2018 Fourth Quarter

Ann Kern, Vice President, Housing Finance, and Sujata Raman, Director, Housing Finance Loan Program, Real Estate Division, San Diego Housing Commission presented the informational report.

NO ACTION WAS REQUIRED ON THE PART OF THE HOUSING AUTHORITY

Pursuant to San Diego Housing Commission (Housing Commission) Lending Authority Policy No. 600.101, the Housing Commission prepares quarterly reports that provide the following information:

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| 1) Loan Portfolio Summary | 5) Loans Written-Off/Forgiven |
| 2) Loans and Grants Awarded | 6) Defaults |
| 3) Loans Paid in Full | 7) Disposition of Foreclosed Properties |
| 4) Loan Payments | |

Adjournment

Council President Cole adjourned the Regular Meeting at 4:02 p.m.