

**HOUSING AUTHORITY OF THE CITY OF SAN DIEGO  
REGULAR MEETING MINUTES  
TUESDAY, NOVEMBER 13, 2018  
CITY COUNCIL CHAMBERS – 12<sup>TH</sup> FLOOR**

**The Regular Meeting of the Housing Authority of the City of San Diego was called to order at 3:42 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  
Councilmember Georgette Gómez, District 9

**Non-Agenda Public Comment:**

Martha Welch spoke about affordable housing.  
Kathryn Rhodes spoke about affordable housing.

**Approval of Housing Authority Minutes:**

The minutes of the Regular Housing Authority Meeting of September 18, 2018, were approved on a motion by Council President Cole, seconded by Councilmember Sherman, and passed by a vote of 9-0.

**DISCUSSION AGENDA:**

**ITEM 1: HAR18-021 Approval of the Contract between the San Diego Housing Commission and Family Health Centers to operate the City of San Diego's Housing Navigation Center at 1401 Imperial Avenue, San Diego, California 92113; Approval of an MOU with the City of San Diego regarding the Housing Navigation Center; and Taking Related Actions**

Keely Halsey, Chief of Homelessness Strategies, City of San Diego, and Lisa Jones, Senior Vice President, Homeless Housing Innovations, San Diego Housing Commission, presented the request for approval.

Motion by Council President Cole to approve the staff-recommended actions, as amended to include the Independent Budget Analyst's recommendations regarding the contract, which are as follows:

- The Housing Authority is notified when partner agency commitments are secured, schedules reflecting when they will be on-site, and services they will be providing at the Housing Navigation Center.

- Any options to extend the Housing Navigation Center operating agreement return to the Housing Authority for approval.
- The Housing Authority receive regular reports on the performance of the Housing Navigation Center.

Seconded by Councilmember Kersey and passed by a vote of 5-4 with Councilmembers Alvarez, Bry, Gómez, and Ward voting no.

## **CITY COUNCIL COMPANION ITEM**

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

### **City Council:**

Authorize entry into a Memorandum of Understanding (MOU) between the City of San Diego and the Housing Commission to establish their respective roles concerning the City of San Diego's Housing Navigation Center (Center) at 1401 Imperial Avenue, San Diego, California 92113 (Premises), in substantially the form attached hereto as Attachment No. 2, subject to final approval as to form by Housing Commission General Counsel and the City Attorney.

### **Housing Authority:**

- 1) Approve entry into an agreement from December 1, 2018, through November 30, 2019, with four one-year options to extend (December 1 – November 30) at the Housing Commission's sole discretion, for a total term of five years, if and when all options are exercised<sup>1</sup>, with Family Health Centers of San Diego to operate the Center on substantially the terms and conditions set forth in the agreement (Agreement), attached hereto as Attachment No. 1, subject to final approval as to form by Housing Commission General Counsel;
- 2) Approve entry into the MOU with the City of San Diego in substantially the form attached hereto as Attachment No. 2, subject to final approval as to form by Housing Commission General Counsel and the City Attorney;
- 3) Authorize the President and Chief Executive Officer (President & CEO), or delegated designee, on behalf of the Housing Commission, to sign the Agreement, the MOU, and any and all other documents and agreements that are necessary to implement these approvals;
- 4) Authorize the President & CEO to take such actions as are reasonably necessary to implement the approvals referenced in this report;
- 5) Authorize the President & CEO to substitute funding sources and/or increase funding amounts for services provided under the Agreement for the operation of the Center, and under the construction agreement for initial tenant improvements at the Premises, by not more than 10 percent of the original amount allocated for such activities, if necessary, without further action of the Housing Authority, but only if and to the extent that such funds are determined to be available for such purposes.

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<sup>1</sup> After approval, Housing Commission may modify the term to align with the Fiscal Year for budgeting purposes and to align with the term of the MOU.

**ITEM 2: HAR18-030 Final Bond Authorization for Hillside Views Apartments**

Motion by Councilmember Bry to approve the following staff-recommended actions. Seconded by Councilmember Sherman and passed by a vote of 8-0, with Councilmember Zapf absent.

That the Housing Authority of the City of San Diego (Housing Authority) authorize the issuance of up to \$41,000,000 in tax-exempt Multifamily Housing Revenue Bonds, in two separate series, for 5471 Bayview Heights, L.P. a California limited partnership formed by the Metropolitan Area Advisory Committee on Anti-Poverty (MAAC), to facilitate the acquisition and rehabilitation of Hillside Views (Hillside), a 300 unit multifamily rental housing development, located at 5471 Bayview Heights Place, San Diego 92105, that will include 297 units that will remain affordable for 55 years, with a financing structure as described in the attached report.

**ITEM 3: HAR18-029 San Diego Housing Commission Semi-Annual Grant Report January 1, 2018 through June 30, 2018**

Debra Fischle-Faulk, Vice President, Procurement & Compliance, and Julia Sauer, Director, Grants, Special Programs & Compliance, San Diego Housing Commission, presented the informational report.

**NO ACTION WAS REQUIRED ON THE PART OF THE HOUSING AUTHORITY**

This report has been prepared in response to the Housing Authority of the City of San Diego's Resolution Number HA-1569 granting the San Diego Housing Commission (Housing Commission) authority for a number of grant-related activities, and requiring submission of a semi-annual report of all grant activity.

**Adjournment**

**Council President Cole adjourned the Regular Meeting at 3:53 p.m.**