



SAN DIEGO  
HOUSING  
COMMISSION

# AGENDA

SAN DIEGO HOUSING COMMISSION  
REGULAR MEETING AGENDA  
JANUARY 11, 2019, 9:00 A.M.  
SMART CORNER  
4<sup>TH</sup> FLOOR CONFERENCE ROOM  
1122 BROADWAY  
SAN DIEGO, CALIFORNIA 92101

Chair Frank Urtasun  
Vice Chair Stefanie Benvenuto  
Commissioner Ryan Clumpner  
Commissioner Margaret Davis  
Commissioner Johanna Hester  
Commissioner Kellee Hubbard  
Commissioner Tim Walsh

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**Questions Regarding Agenda Items:** For specific questions regarding any item on the San Diego Housing Commission agenda, please contact [SDHCdocketinfo@sdhc.org](mailto:SDHCdocketinfo@sdhc.org) or (619) 578-7550. Internet access to agendas and reports is available at [www.sdhc.org/governance-legislative-affairs/housing-authority-of-the-city-of-san-diego/meeting/](http://www.sdhc.org/governance-legislative-affairs/housing-authority-of-the-city-of-san-diego/meeting/).

## ITEMS

### 10 CALL TO ORDER

### 20 NON-AGENDA PUBLIC COMMENT

At this time, individuals may address the San Diego Housing Commission (Housing Commission) on any subject in its area of responsibility that is not presently pending before the Housing Commission. Communications are limited to three minutes. Pursuant to the Brown Act, the Housing Commission can take no action. Please fill out a Speaker Request Form and submit it to the secretary prior to the meeting.

### 30 COMMISSIONER COMMENTS

### 40 REPORT BY THE PRESIDENT & CHIEF EXECUTIVE OFFICER



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**50 APPROVAL OF THE MINUTES**

November 30, 2018, Regular Meeting

**ADOPTION AGENDA – CONSENT**

Members of the public may cause an item to be pulled from the Consent Agenda by submitting a Speaker Request Form prior to the meeting. The item will then be discussed separately, and public testimony will be taken.

*All of the actions of the Housing Commission Board listed in the agenda are final seven days after Housing Commission Board action unless the Housing Authority of the City of San Diego asks to review the decision of the Housing Commission Board within the seven day period.*

**100 HCR19-001 Election of Officers for Calendar Year 2019**

That the San Diego Housing Commission (Housing Commission) elect officers, Chair and Vice Chair, for such terms as the Housing Commission may establish.

**101 HCR19-003 Final Bond Authorization for West Park**

*Requires Housing Authority Approval*

That the San Diego Housing Commission (Housing Commission) recommend that the Housing Authority of the City of San Diego (Housing Authority) authorize the issuance of up to \$9,000,000 in tax-exempt Multifamily Housing Revenue Bonds to facilitate HDP West Park L.P.'s rehabilitation of West Park, a 47-unit development, located at 1830 Fourth Avenue, San Diego, in the Bankers Hill/Park West neighborhood of the Uptown community planning area, which will remain affordable for 55 years.

**102 HCR19-004 Preliminary Bond Authorization for Keeler Court Apartments**

*Requires Housing Authority and City Council Approval*

That the San Diego Housing Commission (Housing Commission) recommend that the Housing Authority of the City of San Diego (Housing Authority) and San Diego City Council (City Council) take the following actions, as described in this report.

**Housing Authority:**

- 1) Approve the following steps to issue Housing Authority tax-exempt Multifamily Housing Revenue Bonds for Keeler Court Apartments, a proposed 71-unit new construction affordable rental housing development, located at 1290-1294 Keeler Court, San Diego 92113, which will remain affordable for 55 years:
  - a. Issue a bond inducement resolution (Declaration of Official Intent) for up to \$25,000,000 in Multifamily Housing Revenue Bonds for the acquisition and construction of Keeler Court Apartments by Community Housing Works;



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- b. Authorize an application (and subsequent applications, if necessary) to the California Debt Limit Allocation Committee (CDLAC) for an allocation of authority to issue tax-exempt private activity bonds in an amount up to \$25,000,000 for Keeler Court Apartments;
  - c. Approve the financing team of Kutak Rock, LLP as Bond Counsel and PFM as Financial Advisor; and
- 2) Authorize the Housing Commission President & Chief Executive Officer (President & CEO), or designee, to execute any and all documents that are necessary to effectuate the transaction and implement these approvals in a form approved by General Counsel and Bond Counsel, and to take such actions as are necessary, convenient, and/or appropriate to implement these approvals upon advice of General Counsel and/or the Bond Counsel.

**City Council:**

Hold a Tax Equity and Fiscal Responsibility Act (TEFRA) public hearing and adopt a resolution approving the issuance of Multifamily Housing Revenue Bonds in an amount up to \$25,000,000.

**103    [HCR19-002    Actions Establishing President & Chief Executive Officer Compensation for Period of September 19, 2018, through September 18, 2019, as recommended by the Ad Hoc CEO Performance Evaluation Committee of the San Diego Housing Commission](#)**

That the Board of Commissioners for the San Diego Housing Commission (Board) establish the CEO's compensation package retroactively to September 19, 2018, to coincide with the anniversary date of the commencement of employment, as authorized by the Employment Agreement, and as recommended by the CEO Performance Evaluation Ad Hoc Committee, consisting of the Chair Frank Urtasun and Vice Chair Stefanie Benvenuto, for the period of September 19, 2018, through September 18, 2019, specifically:

1. Increase the CEO's current base salary by 3 percent for the period of September 19, 2018, through September 18, 2019, (the Compensation Period), in consideration of the outstanding/excellent work of the CEO as determined by the Board, and consistent with the 3 percent cost-of-living salary increase approved for all San Diego Housing Commission (Housing Commission) employees;
2. Maintain the CEO's current compensation package as referenced within the report for the period of September 19, 2017, through September 18, 2018, except as expressly modified by Items 1 and 3 of these recommendations; and
3. Approve a \$25,000.00 incentive performance payment in recognition of the CEO's accomplishment of all of the goals set at the CEO's last evaluation and his extraordinary performance.

**104    [HCR19-014    Workshop & Discussion: San Diego Housing Commission Administrative Services](#)**

**NO ACTION IS REQUIRED ON THE PART OF THE HOUSING COMMISSION**

An informational workshop will be presented to provide an overview of the San Diego Housing Commission Administrative Services Division that includes Procurement, Grants & Special Programs, and Section 3/Equal



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Opportunity Contracting/Labor Compliance. The workshop will provide the regulatory guidelines, roles and responsibilities and share outcomes. No action will be taken on this item.

### **CLOSED SESSION**

**It is anticipated that the San Diego Housing Commission will convene in closed session on Friday, January 11, 2019, at 9:00 a.m. with the following agenda:**

- I. **Announcement by Counsel of the Matters to be discussed in Closed Session and the basis upon which each will be discussed, as referenced within the Brown Act.**
- II. **Public Testimony and Comment, if any, concerning any matter on the Closed Session Agenda.**
- III. **Commissioner comments, if any.**
- IV. **Commission will convene in closed session to consider the following agenda:**
  - A. **CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION**  
pursuant to subdivision (c) of section 54954.5 of the Government Code and pursuant to subdivision (d)(1) of section 54956.9:  
  
**One (1) matter:**  
  
*SDHC vs. APR Construction, Inc.; Eric Scarbrough, Superior Court of California, County of San Diego, Case No. 37-2016-00011386-CU-BC-CTL consolidated with 37-2018-00009966-CU-BC-CTL.*  
  
Counsel will seek direction from the Board concerning potential settlement of the foregoing consolidated cases.
- V. **Announcement of Actions Taken in Closed Session.**
- VI. **Adjournment.**

### **INFORMATIONAL REPORTS**

- [HCR19-005 Multifamily Bond Program – Annual Status Report Calendar Year 2018](#)
- [HCR19-009 Investment Report – First Quarter Fiscal Year 2019](#)
- [HCR19-010 Agency Financial Statements – First Quarter Fiscal Year 2019 \(Unaudited\)](#)
- [HCR19-011 Status of Loan Portfolio – Fiscal Year 2019 First Quarter](#)
- [HCR19-012 October 2018 and November 2018 Reporting Update for the City of San Diego’s Storage Connect Center](#)
- [HCR19-013 October 2018 and November 2018 Reporting Update for the City of San Diego’s Temporary Bridge Shelter Programs](#)