



SAN DIEGO  
HOUSING  
COMMISSION

# AGENDA

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

Chair Stefanie Benvenuto  
Vice Chair Ryan Clumpner  
Commissioner Margaret Davis  
Commissioner Johanna Hester  
Commissioner Kellee Hubbard  
Commissioner Frank Urtasun  
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 <https://www.sdhc.org/governance-legislative-affairs/sdhc-board-of-commissioners/meetings/>

## 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**

March 8, 2019, 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     [HCR19-033 Homeless Emergency Aid Program \(HEAP\) Funded Rapid Rehousing Programs](#)**

*The seven-day advance notice of San Diego Housing Commission’s hearing of this matter is being provided to the Housing Authority Members pursuant to the provisions of the San Diego Municipal Code Section 98.0301(e)(4)(A)(B)*

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

- 1) Authorize the Housing Commission to enter into a one-year contract with People Assisting the Homeless (PATH) in the amount of \$454,726 to fund the Homeless Emergency Aid Program (HEAP) funded agreement to operate a Rapid Rehousing program for the term of May 1, 2019, to April 30, 2020, with a one-year option to extend to April 30, 2021;
- 2) Authorize the Housing Commission to enter into a one-year contract with Home Start Inc. (Home Start) in the amount of \$454,726 to fund the HEAP funded agreement to operate a Rapid Rehousing program for the term of May 1, 2019, to April 30, 2020, with a one-year option to extend to April 30, 2021;
- 3) Authorize the Housing Commission to enter into a one-year contract with The Salvation Army in the amount of \$454,726 to fund the HEAP funded agreement to operate a Rapid Rehousing program for the term of May 1, 2019, to April 30, 2020, with a one-year option to extend to April 30, 2021;
- 4) Authorize the President & CEO, or designee, to execute all necessary documents and instruments that are necessary and/or appropriate to implement these approvals, on terms and conditions approved by the President & CEO, or designee, upon the advice of and in a form approved by General Counsel, and to take such actions necessary and/or



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appropriate to implement these approvals in accordance and compliance with all applicable laws, rules and regulations;

- 5) Authorize the President & CEO to increase the amount of funding in the initial operating year by not more than 30 percent of the annual operating budget, without increasing the total budget over the potential two-year term of the contract, by increasing the initial term budget amount and reducing the option year budget by the same amount without further action by the Housing Commission Board of Commissioners (Board). The execution of the contracts will be contingent on a Memorandum of Understanding (MOU) between the Housing Commission and the City of San Diego being approved under a separate action by the Housing Authority and the San Diego City Council, detailing the roles and responsibilities of the two parties related to the amount of HEAP funding being committed, and the purpose for which it is being committed to the Housing Commission; and
- 6) Authorize the President & CEO to substitute funding sources and/or increase compensation by not more than 20 percent of the total agreement amount for each of the proposed agreements, if necessary, without further action by the Housing Commission Board, but only if and to the extent that funds are determined to be available for such purposes.

**101    [HCR19-035](#)    [Budget and Scope of Work Amendment for the Fiscal Year 2020 Downtown San Diego Partnership Family Reunification Program](#)**

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

- 1) Authorize the execution of a contract amendment for the Downtown San Diego Partnership Clean and Safe Family Reunification Program, awarding an additional \$450,000 from Homeless Emergency Aid Program (HEAP) funding to be allocated as follows:
  - a. \$90,000 for the contract term of July 1, 2018, to June 30, 2019;
  - b. \$360,000 for the contract term of July 1, 2019, to June 30, 2020;
- 2) Authorize the 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. The execution the contract amendment will be contingent on a Memorandum of Understanding (MOU) between the Housing Commission and the City of San Diego being approved under a separate action by the Housing Authority and the San Diego City Council, detailing the roles and responsibilities of the two parties related to the amount HEAP funding being committed, and the purpose for which it is being committed to the Housing Commission; 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



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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.

**102 [HCR19-031](#) [Preliminary Bond Authorization for Wesley Terrace](#)**

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 Wesley Terrace, a 161-unit rental housing development, located at 5343 Monroe Avenue, San Diego 92115, which will include 159 units that will remain affordable for 55 years and two unrestricted managers' units:
  - a. Issue a bond inducement resolution (Declaration of Official Intent) for up to \$24,000,000 in Multifamily Housing Revenue Bonds for the acquisition and rehabilitation of Wesley Terrace by Wesley Terrace Partners, L.P.;
  - 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 \$24,000,000 for Wesley Terrace;
  - c. Approve the financing team of Squire Patton Boggs LLP as Bond Counsel and CSG Advisors 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 \$24,000,000 for the acquisition and rehabilitation of Wesley Terrace.

**103 [HCR19-024](#) [Proposed Fiscal Year 2020 Affordable Housing Fund Annual Plan](#)**

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

1. Recommend that the San Diego City Council (City Council) approve the Proposed Fiscal Year 2020 (FY 2020) Affordable Housing Fund (AHF) Annual Plan (Annual Plan) Program



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Activity Allocation of \$72,683,923 in anticipated funds (also included in the FY 2020 Housing Commission Proposed Budget) and the proposed Model Programs; and

2. Authorize the President & Chief Executive Officer (President & CEO) of the Housing Commission to reallocate funds among the proposed Model Programs included in the FY 2020 AHF Annual Plan in response to market demands and opportunities.

**104 [HCR19-036 Workshop & Discussion: San Diego Housing Commission Proposed Fiscal Year 2020 Budget](#)**

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

An informational workshop will be presented regarding the proposed Fiscal Year 2020 Budget for the San Diego Housing Commission.

**CLOSED SESSION**

- 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 LABOR NEGOTIATORS pursuant to Government Code section 54957.6:

Agency Representatives: Richard C. Gentry, Jeff Davis, Michael McKenna, Charles B. Christensen and Joel Mason for the San Diego Housing Commission

Employee Organization: Service Employees International Union, Local 221, AFL-CIO

Counsel's Description of General Nature of Closed Session: Agency Representatives will seek direction from the Commission concerning labor negotiations.

- V. Announcement of Actions Taken in Closed Session.
- VI. Adjournment.



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## **ADJOURNMENT**

### **INFORMATIONAL REPORTS**

**[HCR19-034 Status of Loan Portfolio – Fiscal Year 2019 Second Quarter](#)**

**[HCR19-037 Investment Report – Second Quarter Fiscal Year 2019](#)**

**[HCR19-038 Agency Financial Statements – Second Quarter Fiscal Year 2019 \(Unaudited\)](#)**

**[HCR19-042 February 2019 Reporting Update for the City of San Diego’s Temporary Bridge Shelter Programs](#)**

**[HCR19-043 February 2019 Reporting Update for City of San Diego’s Storage Connect Center](#)**