



SAN DIEGO  
HOUSING  
COMMISSION

## AGENDA

SAN DIEGO HOUSING COMMISSION  
REGULAR MEETING AGENDA  
MARCH 10, 2017 9:00 A.M.  
SMART CORNER  
4<sup>TH</sup> FLOOR CONFERENCE ROOM  
1122 BROADWAY  
SAN DIEGO, CALIFORNIA 92101

Chair Frank Urtasun  
Vice Chair Dorothy Surdi  
Commissioner Margaret Davis  
Commissioner Gary Gramling  
Commissioner Kellee Hubbard  
Commissioner Ben Moraga  
Commissioner Roberta Spoon

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### 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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**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.*

**50 APPROVAL OF THE MINUTES**

February 10, 2017, Regular Meeting  
February 10, 2017, Special Meeting

**100 [HCR17-025](#) [2017-2018 Procurement of Property Insurance Coverage](#)**

That the San Diego Housing Commission (Housing Commission) approve the procurement and binding of property insurance coverage for the Housing Commission from the California State Association of Counties Excess Insurance Authority (CSAC EIA) in an amount not to exceed \$314,100 with effective dates of March 31, 2017, to March 31, 2018.

**101 [HCR17-022](#) [Request for Approval of Updated Developer Fees](#)**

*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) take the following actions:

1. Approve using the California Tax Credit Allocation Committee (CTCAC) developer fee guidelines for the production / creation of new affordable housing, the conversion of market rate housing to affordable housing, and the preservation of “at-risk” housing;
2. Approve the draft Developer Fee Guidelines as described in this report for projects that are refinancing existing affordable housing and for projects that do not utilize tax credit financing;
3. Ratify using the CTCAC developer fee guidelines for 4 percent tax credit multifamily housing revenue bond issuances that do not include Housing Commission gap financing; and
4. Authorize the Housing Commission President & Chief Executive Officer (President & CEO) or designee, to negotiate and recommend alternative Developer Fees, in his reasonable and sole discretion for developments that warrant larger fees (such as developments of more than 100 units; developments that involve the assembling of multiple sites; or highly complex and high risk developments); or developments that warrant smaller fees (refinance of an existing



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affordable development by the same owner). Such recommendations will be presented to the Housing Commission Board for their review and approval.

**102**    [HCR17-021](#)    [Workshop & Discussion: Fiscal Year 2018 Moving to Work Annual Plan](#)

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

At the March 10, 2017, meeting, a workshop will be held on the Fiscal Year 2018 Moving to Work (MTW) Annual Plan.

Housing Commission staff is developing the Fiscal Year 2018 (July 1, 2017 – June 30, 2018) MTW Annual Plan (Plan), which includes two proposed initiatives to submit to the U.S. Department of Housing and Urban Development (HUD). The initiatives within the draft Plan meet the MTW program objectives to further streamline administrative processes, encourage financial self-reliance among Section 8 Housing Choice Voucher participants, and increase housing opportunities for low-income families. The Plan includes a description of each proposed activity and how performance will be measured and tracked. An overview of the draft Plan will be the focus of the workshop. The two proposed initiatives are:

1. Choice Communities Updates – Update payment standards, based on a study of San Diego’s rental market, to provide a higher level of rental assistance in low-poverty neighborhoods.
2. SDHC Moving Home: A Rapid Re-Housing Program – Provide temporary rental assistance to individuals and families who become homeless because of a recent, unexpected life experience such as a job loss, domestic violence, or a medical crisis.

**103**    [HCR17-028](#)    [Workshop & Discussion: Construction Costs for San Diego Housing Commission Loans and Bond Requests](#)

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

A workshop will be presented on the costs associated with development of affordable housing for the previous three years for loans and/or bond financing, as presented by staff and approved by the Board of Commissions for the San Diego Housing Commission.

**INFORMATIONAL REPORTS**

[HCR17-026](#)    [Agency Financial Statements – Second Quarter Fiscal Year 2017 \(Unaudited\)](#)

[HCR17-027](#)    [Investment Report – Second Quarter Fiscal Year 2017](#)

**ADJOURNMENT**