

**MEETING MINUTES | MAY 18, 2017**

Call to Order: 6:35 pm

Board Members Present:

Cristiane Asiano, Christie Kong, Rob Yackley, Brian Beevers

Board Members Excused:

Jon Hall, Rebecca Elliot, Donald Ingrassi, Allison Heill (all with prior notice)

Guests:

Rebecca Louie (Wakeland Housing)

Minutes:

Item	Discussion	Action Taken?
1. Introductions	The meeting was called to order at 6:35pm by Brian Beevers.	No action taken
2. Review of March 16, 2017 minutes	No quorum, not able to approve minutes	Minutes to be approved at next meeting
3. Community Reports	Rob provided the Treasurer's report, updating members on current financial status of accounts.	No action taken
4. Agenda Modifications	None	No action taken
5. Non-Agenda/Public Comment/Intro/Announcements	None	No action taken
6. Committee Reports Community Engagement)	Rob mentioned engagement survey, updated on pilot project (sending survey, over 500 responses from 100 different users). Engaged room to participate in survey. Chris Star mentioned certain links to website not working. Data for survey will be reviewed by board at next meeting.	Ask Jon to check on website links.
7. Committee Reports (Housing)	Christie provided brief summary on current status of housing proposals and introduced Rebecca Louie with Wakeland Housing.	No action taken
8. Introductions	Brian introduced board members present, and absent board meetings.	No action taken
9. Wakeland Housing Presentation	Rebecca Louie began by providing a brief overview on Wakeland Housing and background on past and current projects. She discussed one of the primary source	No action taken

	<p>of funding for low income is the housing tax credit (9% tax credit brings more money and more competitive, 4% tax credit, not as competitive). She also discussed their partnership with several CDC's, including City Heights CDC and City of Oceanside. In both cases, Wakeland rehabbed the projects and worked with each organization. Oceanside had lots of police issues which decreased when they took over. She then provided an overview of GGH CDC projects:</p> <p>Golden Villas – 9% credit at time of development, received funding from TCAC, SD Housing Commission, rents restricted to 35% of AMI. This presents some challenges as rents are not able to increase as much as they would like. Reviewed Fee Split, \$500-\$600K range, Wakeland would receive min \$400K, 20% Revenue stream to CDC would include a % of Development fee and possible on-going bases contingent on remaining cash flow. Reserve account would stay with the property and they would look for sources to backfill funding gap and will redistributed.</p> <p>Duplexes – Same set up, however Rebecca believes ground lease needs to be renegotiated.</p> <p>She noted that Wakeland is tenant focused, and sensitive to working with tenants during rehab. Wakeland would be the tenant liaison full time at property.</p> <p>She discussed timing – MOU by June, 1-2 months to negotiate, tax application by Sept/Oct, starting rehab by early 2018. Wakeland to take risks for preconstruction costs. MOU can spell out certain thresholds, and have exit points.</p> <p>This included her presentation and she then took questions from Board.</p>	
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<p>10. Community Engagement - Monthly Mixers</p>	<p>Tyler – community rep, discussed mayor’s budget, arts budget decreased, discussed wrap up meeting on Monday regarding budget. Discussion on 20<sup>th</sup> &amp; B as temporary housing intake facility. City Council created council on homelessness, Chris Ward on council, council dedicated to looking at city resources. Chris Ward advocating for several intake facility). Tyler discussed County resources.</p> <p>Tyler mentioned meetings with Chris Ward, including Golden Hill Park – three pergolas for children’s area. New sign for park by golf course. Update on F Street, looking at options to prevent people cutting through to freeway. Broadway by 94, looking at options for better safety. South Park cleanup.</p> <p>Brian asked about Community Planning Group training</p> <p>Tyler discussed different city planning groups and how they are set up. He discussed grant and project funding process that can help facilitate structure, events, etc. Chris Ward’s office can transfer requests to to City department, or go through Grant process. Tyler recommended coordinating with Golden Hill Planning Group.</p> <p>Board discussion on how Tacotopia event went. Christie and Sebastian, who were at event, provided brief update, including the need for better set-up and giveaways to attract attention at future events. Next event Burgers and Beers as possible GGHCDC presence.</p>	<p>Tyler to look into community planning group for board participation</p>
<p>11.</p>	<p>Meeting Adjourned 8:02 pm.</p>	
<p>12. Future meetings</p>	<p>GGHCDC Board Meeting, June 18th, 2017 @ 6:30pm.</p>	