

HOUSING COMMISSION AGENDA

SAN DIEGO HOUSING COMMISSION
REGULAR MEETING AGENDA
JUNE 19, 2009, 9:00 A.M.
SMART CORNER
4TH FLOOR CONFERENCE ROOM
1122 BROADWAY
SAN DIEGO, CALIFORNIA

Assistance for the Disabled: Agendas, reports and records are available in alternative formats upon request. Please call the Housing Commission Docket Coordinator at least five days prior to the meeting at **578-7552 (voice) or 398-2440 (TTY)**.

Questions Regarding Agenda Items: For specific questions regarding any item on the Housing Commission agenda, please contact **Bridgit Alexander at 578-7552**. Internet access to agendas and reports is available at <http://sdhc.net/CommissionAgenMinRpts.shtml>.

ITEMS

10 **CALL TO ORDER**

Commissioners Jennifer Adams-Brooks, Khadija Basir, Gary Gramling, Sam Guillen, Sal Salas, Allen Sims and Jim Waring

20 **PUBLIC COMMENT**

At this time individuals may address the Commission on any subject in its area of responsibility on any matter not presently pending before the Commission. Communications are limited to three minutes. Pursuant to the Brown Act, the 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 AND CHIEF EXECUTIVE OFFICER**

50 **APPROVAL OF THE MINUTES**

Approval of the minutes of the March 20, 2009 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 taken.

100 HCR09-055 Award of Contract for Exterior Upgrades to Building Systems at 4343-4579 38th Street (District 3)

Recommendations:

1. Recommend that the Housing Commission approve the award of a contract to Strong Arm Construction & Company, Inc., in the amount of \$53,700 for exterior upgrades to building systems at 4343-4579 38th Street located in the City of San Diego.
2. Authorize the President & Chief Executive Officer or designee to execute the contract (Attachment 1) and expend up to a ten percent contingency (\$5,370), if necessary, for items not anticipated in the original scope of work.

101 HCR09-056 Award of Contract for Exterior Improvements at 1351-1359 Hollister Street (District 8)

Recommendations:

1. Recommend that the Housing Commission approve the award of a contract to Industrial Coating and Restoration Service, Inc., in the amount of \$78,730 for exterior improvements at 1351-1359 Hollister Street located in the City of San Diego.
2. Authorize the President & Chief Executive Officer or designee to execute the contract (Attachment 1) and expend up to a ten percent contingency (\$7,873), if necessary, for items not anticipated in the original scope of work.

102 HCR09-058 Award of Contract for Landscape Upgrades at 4055-4083 Pulitzer Place (District 1)

Recommendations:

- 1) Recommend that the Housing Commission approve the award of a contract to Aztec Landscaping, Inc., in the amount of \$94,414 for landscape upgrades at 4055-4083 Pulitzer Street located in the City of San Diego.
- 2) Authorize the President & Chief Executive Officer or designee to execute the contract (Attachment 1) and expend up to a ten percent contingency (\$9,441), if necessary, for items not anticipated in the original scope of work.

103 HCR09-053 Preliminary Items Pursuant to Issuing Multifamily Housing Revenue Bonds for Mission Apartments (Council District 2)

Recommendations:

A. Housing Authority approve a bond inducement resolution (a declaration of official intent) for up to \$27 million in multifamily housing revenue bonds for Mission Apartments to be developed by AMCAL Multi-Housing Inc. (AMCAL);

B. Housing Authority approve 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 \$27 million for Mission Apartments; and,

C. City Council hold a public hearing (*known as a TEFRA hearing - Tax Equity and Fiscal Responsibility Act*) and adopt a resolution approving the issuance of tax-exempt bonds in an amount up to \$27 million by the Housing Authority for Mission Apartments located at 1815 and 1875 Hancock Street in the City of San Diego.

D. Housing Commission approve a financing team of Stradling Yocca Carlson & Rauth as bond counsel and Public Financial Management as financial advisor to begin work on the project.

E. Authorize the President and Chief Executive Office of the Housing Commission, or a designee, to execute necessary documents.

104 HCR09-050 Loan for 15th & Commercial Special Needs Housing (Council District 2)

Recommendations:

Seek Housing Authority, as described in this report, for the following:

1. Approve a Housing Commission residual receipts loan, of up to \$3,500,000, to 15th and Commercial L.P., to facilitate the proposed new construction of a twelve-story multi-use complex, at 15th & Commercial Streets, with 140 new units (64 units of new permanent supportive rental housing, 75 units of transitional housing to replace existing transitional housing unit-for-unit, and a manager’s unit) for extremely low-income and very low-income residents, and an adjacent child-daycare/school facility.

The project will include 124 units designated for those who are homeless or at-risk of becoming homeless, with supportive programs to prepare them for independent living. The 124 units include 25 units for persons with disabilities.

2. The Housing Commission's proposed loan would be contingent upon the developer receiving all necessary third party funding commitments including the California Tax Credit Allocation Committee (TCAC) award of 9% percent tax credits to the project, as described in this report. This loan commitment is for the 2009 tax credit competition round and may be extended to subsequent tax credits rounds with the written approval of the President and Chief Executive Officer. Such third-party funding commitments would be subject to the Housing Commission's General Counsel approval.
3. Authorization for the President and Chief Executive Officer, or his designee,
 - a. to execute any and all documents that he deems necessary to effectuate the transaction and implement the project;
 - b. to adjust financing terms/conditions as necessary to accommodate market changes that may occur after approval of this report but before close of escrow;
 - c. the \$3,500,000 maximum loan amount may not increase.

Documentation of the terms and conditions of this loan would be language approved by the Housing Commission's General Counsel.

CLOSED SESSION

The San Diego Housing Commission will not convene in closed session on June 19, 2009.

INFORMATIONAL REPORTS

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| HCR09-014 | Semi-Annual Equal Opportunity and Small Contracts Status Report for the First Half of FY09 |
| HCR09-040 | 3 rd Quarter FY09 – Budget Status |