



SAN DIEGO
HOUSING
COMMISSION

REVISED AGENDA

SAN DIEGO HOUSING COMMISSION
REGULAR MEETING AGENDA
OCTOBER 7, 2016, 9:00 A.M.
SMART CORNER
4TH FLOOR CONFERENCE ROOM
1122 BROADWAY
SAN DIEGO, CALIFORNIA 92101

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

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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



Regular Housing Commission Meeting of October 7, 2016

40 REPORT BY THE PRESIDENT & CHIEF EXECUTIVE OFFICER

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.

50 APPROVAL OF THE MINUTES

September 9, 2016, Regular Meeting
September 9, 2016, Special Meeting

100 [HCR16-089](#) [2017 San Diego Housing Commission Meeting Schedule](#)

That the San Diego Housing Commission (Housing Commission) Board approve the 2017 meeting schedule (Attachment 1) that includes 10 scheduled meetings to be held at the Housing Commission's office building.

101 [HCR16-082](#) [Award of Smart Corner 3rd Floor Carpet Replacement Contract](#)

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

- 1) Approve the award of contract to ProSpectra Contract Flooring in the amount of \$132,500.00 for the replacement of carpet on the 3rd floor of the Housing Commission office spaces located at 1122 Broadway (Smart Corner), and expend up to a 10 percent contingency (\$13,250), if necessary, for items not anticipated in the original scope of work;
- 2) Authorize the President & Chief Executive Officer (President & CEO), or designee, to substitute the funding sources with other available funding sources provided that the total program/project budget amount after substitution does not exceed the approved total budget, should the operational need arise or should such actions be to the benefit of the Housing Commission and its mission; and
- 3) Authorize the President & CEO, or designee, to execute all documents and instruments that are necessary and/or appropriate to implement these approvals, in a form approved by General Counsel, and take such actions as are necessary and/or appropriate to implement these approvals.



Regular Housing Commission Meeting of October 7, 2016

102 [HCR16-085 Emergency Heating, Ventilation and Air Conditioning Repairs at Smart Corner](#)

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

- 1) Ratify the award of a sole-source contract to Johnson & Blanc in the amount of \$135,728 for the emergency repair of the Smart Corner Heating Ventilation and Air Conditioning (HVAC) system;
- 2) Approve the amendment to the Fiscal Year 2017 (July 1, 2016 – June 30, 2017) Smart Corner budget to increase HVAC Repairs in the amount of \$140,000; and
- 3) Authorize the President & Chief Executive Office (President & CEO), or designee, to execute all contract 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 as are necessary and/or appropriate to implement these approvals.

103 [HCR16-083 Lease Approval for Adamo Dry Cleaners at Hotel Sandford](#)

That the San Diego Housing Commission (Housing Commission) recommend the Housing Authority of the City of San Diego (Housing Authority) take the following actions:

- 1) Approve a lease with Mrs. Shin Lee, dba Adamo Dry Cleaners, for a period of 62 months, which includes four months of abated rent, with a retroactive Commencement Date of August 1, 2016, and with one five-year extension option to occupy commercial space at Hotel Sandford, located at 1305 5th Avenue, San Diego, CA 92101; and
- 2) Authorize the President & Chief Executive Office (President & CEO), or designee, to execute all lease 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 as are necessary and/or appropriate to implement these approvals.

104 [HCR16-086 Lease Approval for Latinos y Latinas en Accion, a 501\(c\)\(3\) nonprofit, at Courtyard Apartments](#)

That the San Diego Housing Commission (Housing Commission) recommend the Housing Authority of the City of San Diego (Housing Authority) take the following actions:

- 1) Approve a lease for Latinos y Latinas en Accion (Latinos y Latinas) for a period of three (3) years, with one (1) three (3) year extension option, at Courtyard Apartments (Courtyard), located at 4395 El Cajon Boulevard, San Diego, CA 92105; and

Regular Housing Commission Meeting of October 7, 2016

- 2) Authorize the President & Chief Executive Office (President & CEO), or designee, to execute all lease 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 as are necessary and/or appropriate to implement these approvals.

105 HCR16-091 Preliminary Bond Authorization for Casa Puleta Apartments

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

- 1) Approve the following steps to issue Housing Authority tax-exempt Multifamily Housing Revenue Bonds for Casa Puleta Apartments, a 54-unit multifamily affordable housing rental development, located in the Southeastern San Diego community, which will remain affordable for 55 years:
 - a. Issue a bond inducement resolution (Declaration of Official Intent) for up to \$6,250,000 in Multifamily Housing Revenue Bonds for the redevelopment of Casa Puleta Apartments by a limited partnership formed by Willow Partners, LLC (Willow Partners);
 - 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 \$6,250,000 for Casa Puleta Apartments;
 - c. Approve the financing team of Quint & Thimmig as Bond Counsel and Public Financial Management (PFM) as Financial Advisor; and
 - d. Request that the San Diego City Council (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 \$6,250,000; and
- 2) Grant an exemption relating to Section 3.2 of the Housing Commission's Multifamily Housing Revenue Bond Program Policy P.O. 300.301, to authorize the use of the California Tax-Credit Allocation Committee's methodology for calculating rents for the affordable units; and
- 3) 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.



Regular Housing Commission Meeting of October 7, 2016

- 106 [HCR16-093 Actions Establishing President & Chief Executive Officer Compensation for Period of September 19, 2016, through September 18, 2017, as recommended by the Ad Hoc CEO Performance Evaluation Committee of the San Diego Housing Commission](#)
- 107 [HCR16-087 Workshop & Discussion: SDHC's Growing Economic and Community Impact on San Diego](#)

NO ACTION IS REQUIRED ON THE PART OF THE HOUSING COMMISSION

A workshop will be presented on the San Diego Housing Commission's economic impact on the City of San Diego and County of San Diego over the past eight Fiscal Years, from Fiscal Year 2008 (July 1, 2007 – June 30, 2008) through Fiscal Year 2015 (July 1, 2014 – June 30, 2015). The presentation will be made by the Fermanian Business & Economic Institute, a strategic unit of Point Loma Nazarene University.

CLOSED SESSION

It is anticipated that the San Diego Housing Commission will convene in closed session on Friday, October 7, 2016, 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:

Marcus Bollinger, et al. vs. Smart Corner Owners Association, Smart Corner Owners Association vs. San Diego Housing Commission, et al. Superior



Regular Housing Commission Meeting of October 7, 2016

Court of California, County of San Diego, Case No. 37-2015-00025175-CL-BC-CTL.

V. **Announcement of Actions Taken in Closed Session.**

VI. **Adjournment.**

ADJOURNMENT

INFORMATIONAL REPORTS

[HCR16-084 Investment Report – Fourth Quarter Fiscal Year 2016](#)