



Good Neighbors

San Diego  
Housing Commission

- 1625 Newton Avenue
- San Diego, California 92113-1038
- 619/231 9400
- FAX: 619/544 9193

## HOUSING COMMISSION AGENDA

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**Questions Regarding Agenda Items:** For specific questions regarding any item on the Housing Commission agenda, please contact **Bridgit Alexander at 619-578-7552**. Internet access to agendas and reports is available at <http://sdhc.net/CommissionAgenMinRpts.shtml>

**SAN DIEGO HOUSING COMMISSION  
REGULAR MEETING AGENDA  
FEBRUARY 10, 2006, 9:00 A.M.  
COUNCIL CHAMBERS  
202 C STREET, 12<sup>TH</sup> FLOOR  
SAN DIEGO, CALIFORNIA**

### **ITEMS**

**10 CALL TO ORDER**

Commissioners Jennifer Adams-Brooks, Todd Gloria, Sal Salas, Alice Tumminia and Tony Yip

**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 January 13, 2006 special 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    HCR06-08     Award of Contract for Replacement of Fencing at Three Public Housing Sites (Council Districts 3 & 8)**

**Recommendation:** That the Housing Commission approve the award of a contract to Lightning Fence Co. for \$107,000 and authorize the President & Chief Executive Officer to execute the contract (Attachment 1) and expend the contingency, if necessary, for items not anticipated in the original scope of work.

**101    HCR06-09     Award of Contract for Kitchen and Bathroom Upgrades at 402-412 Sycamore Road (Council District 8)**

**Recommendation:** Recommend the Housing Authority approve the award of a contract to Grondin Construction, Inc., for \$352,800 and authorize the President & Chief Executive Officer to execute the contract (Attachment 1) and expend the contingency, if necessary, for items not anticipated in the original scope of work.

**102    HCR06-10     Preliminary Bond Items and Loan to Del Sol Apartments Limited Partnership for Del Sol Apartments (Council District 8)**

**Recommendation #1:** That the Housing Commission recommend Housing Authority approval for:

- a) a residual receipts loan of up to \$4,126,000 to Del Sol Apartments, L.P. to fund acquisition and rehabilitation of Del Sol Apartments, located at 3606 - 3690 Del Sol Boulevard;
- b) the President and Chief Executive Officer to execute any and all documents necessary to make the approved loan; and
- c) revision of the FY 2006 Housing Commission budget to add \$1,216,072 of unanticipated Coastal Housing funds to the Loans and Grants line item in the Rental Housing Production budget to partially fund this loan.

**Recommendation #2:** That the Housing Commission recommend the:

- a) Housing Authority approve a bond inducement resolution (a “declaration of official intent”) for up to \$14,400,000 in multifamily housing revenue bonds for the acquisition and rehabilitation of the 91-unit Del Sol Apartments;
- 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” for the Del Sol 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 \$14,400,000 by the Housing Authority.

**Recommendation #3:** That the Housing Commission approve Joe Litten of Public Financial Management as financial advisor and Stradling Yocca Carlson & Rauth as bond counsel to begin work on the project.

**103    HCR06-11    Loan to San Diego Youth and Community Services for Transitional Housing (Council District 3)**

**Recommendation:** That the Housing Commission recommend Housing Authority approval of a \$413,000 residual receipts loan, with unpaid principal and accrued interest forgivable at the end of 55 years, to fund acquisition and rehabilitation of 4760 35<sup>th</sup> Street and authorize the President and Chief Executive Officer (CEO) to execute any and all documents necessary to make the loan.

**104    HCR06-12    Housing Element Informational Report**

**Recommendation:** That the San Diego Housing Commission Board support the City of San Diego’s Housing Element (Draft #5) and provide input or suggestions as necessary.

**CLOSED SESSION**

The San Diego Housing Commission will not convene in closed session on Friday, February 10, 2006.

**INFORMATIONAL REPORTS ISSUED SINCE THE LAST  
HOUSING COMMISSION MEETING ON JANUARY 13, 2006**

- HCR06-05     Second Quarter FY06 Budget Status Report**
- HCR06-06     Second Quarter FY06 Investment Report**
- HCR06-07     Status of Loan Portfolio – Second Quarter Fiscal Year 2006**
- HCR06-13     Notice of Settlement of Pending Litigation – Second Quarter FY  
2006 (Citywide)**
- HCR05-14     Multifamily Bond Program - Annual Status Report for Year Ending  
December 31, 2005**
- HCR06-15     Semi-Annual Equal Opportunity and Small Contracts Status Report  
for the First Half of Fiscal Year 2006**