



Good Neighbors

San Diego  
Housing Commission

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## HOUSING COMMISSION AGENDA

**Assistance for the Disabled:** Agendas, reports and records are available in alternative formats upon request. To order information in Braille, oversized print or voice cassette tape, or to arrange for a sign language or oral interpreter for the meeting, please call the City Clerk's office at least five days prior to the meeting at **533-4000 (voice) or 236-7012 (TT)**.

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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  
MARCH 3, 2006, 9:00 A.M.  
COUNCIL COMMITTEE ROOM  
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**



**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    HCR06-17    2005 Annual Audit Report**

**Recommendation:** That the Housing Commission accept and approve the Fiscal Year 2005 Audit Reports prepared by The Reznick Group, an independent audit firm.

**101    HCR06-18    Appointment of Loan Committee Members (Citywide)**

**Recommendation:** Appointment of Rosemary Johnston and Jahi Akobundu, and the reappointment of Linnie Arcangel Gavino, to the Loan Committee for two-year terms.

**102    HCR06-19    FY07 Annual Agency Plan (Citywide)**

**Recommendation:**

- Approve the FY07 Annual Agency Plan (Attachment 2) that details activities planned for the Section 8 and Public Housing programs in FY07;
- Approve the Summary of Revisions to the Section 8 Administrative Plan (Attachment 3), that details proposed changes to the Section 8 program;
- Approve the Summary of Revisions to the Public Housing Admissions and Continued Occupancy Plan (Attachment 4) that details proposed changes to the Public Housing program;
- Approve the Summary of Revisions to the Project Based Voucher program (Attachment 5) that details the proposed changes to that program;
- Authorize transmittal of the FY07 Annual Agency Plan to HUD, before the April 17, 2006 deadline.

**103    HCR06-20    Preliminary Actions to Issue Multifamily Housing Revenue Bonds for Alabama Manor Apartments (Council District 3)**

**Recommendation:**

A. Housing Authority approve a bond inducement resolution (a “declaration of official intent”) for up to \$6.8 million in multifamily housing revenue bonds for acquisition and rehabilitation of the Alabama Manor Apartments, located at 3822-3836 Alabama Street, by Community HousingWorks;

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 Alabama Manor 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 \$6.8 million by the Housing Authority.

D. Housing Commission approve a financing team of CSG Advisors as financial advisor and Stradling Yocca Carlson & Rauth as bond counsel to work on preparing the proposed bond issuance. CSG and Stradling Yocca Carlson & Rauth have been selected in accordance with the existing policy for the issuance of bonds.

**104    HCR06-21    Proposed Revisions to the First Time Homebuyer Programs**

**Recommendation:**

1. Create a two-tiered, three percent (3%) interest deferred second loan program to assist buyers purchasing affordability restricted units (e.g., inclusionary or density bonus). First tier for households at 80 percent or below Area Median Income (AMI): maximum loan amount 25 percent of the affordable purchase price. Second tier for households earning 81-100 percent AMI: maximum loan amount 15 percent of the affordable purchase price;
2. Increase amount of deferred second loans for Condominium Conversion 100% AMI Program from \$15,000 to 15 percent of the purchase price and extend the shared appreciation provision from 15 to 30 years; and
3. Delegate authority to Housing Commission Board to make future revisions to the FTHB Programs.

**105    HCR06-22    Loan to Community Housing Works for Alabama Manor Apartments (Council District 3)**

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

1. A residual receipts loan of up to \$3,600,000 to Community Housing Works to fund acquisition and rehabilitation of Alabama Manor Apartments, located at 3622- 3836 Alabama Street; and
2. Authorize the President and Chief Executive Officer, or designee, to execute any and all documents necessary to make the approved loan.

**CLOSED SESSION**

It is anticipated that the San Diego Housing Commission will convene in closed session on Friday, March 3, 2006, 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 public 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 54954.5 Government Code and subdivision (a) of Section 54956.9:

*J& J Properties A, LLC v. San Diego Housing Commission, et al.*  
San Diego Superior Court Case No. GIC 858800

*San Diego Housing Commission v. J&J Properties A, LLC*  
San Diego Superior Court Case No. GIC 858807

**Counsel's Description of General Nature of Closed Session:**

The Commission will discuss the pendency of litigation concerning the Hotel Churchill initiated by J&J Properties A, LLC as well as the action filed by the Commission on the same matter. General Counsel will seek instructions concerning the defense of the action initiated by J&J

Properties A, LLC and the prosecution of the separate action filed by the Commission.

- b. Conference with Legal Counsel-Liability Claim pursuant to subdivision (d) of 54954.5 Government Code and subdivision (a)(1)(A) of Section 54956.96:

*Claim and Petition to File a Late Claim by Keith Bresee.*

Counsel's Description of General Nature of Closed Session:

The Commission will discuss the Claim and Petition to File a Late Claim by Keith Bresee, a public housing participant. General Counsel will seek instructions concerning the response to the Claim and Petition to file a Late Claim.

- c. Conference with Legal Counsel- Anticipated Litigation Claim pursuant to subdivision (c) of 54954.5 Government Code and subdivisions (b)(1) of Section 54956.9:

*One matter -Demand from Hector and Elevia Martinez*

Counsel's Description of General Nature of Closed Session:

The Commission will discuss the demand by Kenneth Stone, Esq., counsel for Hector and Elevia Martinez, participants in the shared equity first time homebuyer loan program. General Counsel will seek instructions concerning the response to the demand by Mr. Stone for payment of money.

- V. Announcement of Actions Taken in Closed Session.
- V. Adjournment.

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**INFORMATIONAL REPORTS ISSUED SINCE THE LAST  
HOUSING COMMISSION MEETING ON FEBRUARY 10, 2006**

**HCR06-04 Rental Assistance Department Call Center**

**HCR06-16 Housing Commission Participation in the Tax Syndication Process**