



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
MAY 26, 2006, 9:00 A.M.
COUNCIL COMMITTEE ROOM
202 C STREET, 12TH 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

services with the following terms:

1. The contract term will begin July 1, 2006 for the duration of two (2) years with three (3) additional one-year options.
2. The proposed expenditure for temporary employment agency services will not exceed \$500,000 in any twelve (12) month period.

105 HCR06-39 Rental Rehabilitation Loan – 3529-37 46th Street (Council District 3)

Recommendation: Housing Commission approval of the following actions:

1. Fund a \$53,016 loan at zero percent (0%) interest with payments deferred for 10 years pursuant to the For Profit Rental Rehabilitation Program guidelines, with other conditions as outlined in this Report, to subsidize the cost of repairs to the four unit rental property located at 3529-37 46th Street.
2. Authorize the President/Chief Executive Officer or designee to execute all necessary documents regarding this transaction.

106 HCR06-40 Loan for the Acquisition and Construction of Arbor Crest Apartments (Council District 3)

Recommendation: Recommend that the Housing Authority:

- a) approve a residual receipts loan of up to \$6.7 million to SADI LLC to fund the acquisition and construction of the Arbor Crest Apartments, located at 3701-3741 Florida Avenue, contingent upon the award of nine percent tax credits to the project; and,
- b) authorize the Housing Commission to take possession of the property 15 years after the project is initially occupied, in lieu of repayment of the Housing Commission loan, and assume, at its sole discretion, any project-related tax liability of the limited partner of the tax credit limited partnership; and,
- c) authorize the President and Chief Executive Officer to execute all necessary legal documents to effectuate the transaction.

CLOSED SESSION

It is anticipated that the San Diego Housing Commission will convene in closed session on Friday, May 26, 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- Anticipated Litigation Claim pursuant to subdivision (c) of 54954.5 Government Code and subdivision (b) of Section 54956.9:

One matter – *Anticipated lawsuit by Hector and Elevia Martinez against the SDHC*

Counsel's Description of General Nature of Closed Session:

General Counsel will seek instructions concerning the defense of the anticipated litigation.

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

One matter – *Anticipated litigation against Mr. and Mrs. Moren*

Counsel's Description of General Nature of Closed Session:

The Commission will discuss initiating a lawsuit against Mr. and Mrs. Moren based upon their failure to abide by the NCFUA affordability requirements. General Counsel will seek authority to initiate litigation.

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

One matter – *Anticipated Litigation*

Counsel's Description of General Nature of Closed Session:

The Commission will discuss the threatened lawsuit against the SDHC by a SDHC employee. General Counsel will seek instructions concerning the defense of the anticipated litigation.

- V. Announcement of Actions Taken in Closed Session.

- V. Adjournment

**INFORMATIONAL REPORTS ISSUED SINCE THE LAST
HOUSING COMMISSION MEETING ON APRIL 14, 2006**

- HCR06-30 Status of Loan Portfolio - Third Quarter Fiscal Year 2006
- HCR06-34 Status report on FY06 Affordable Housing Production
- HCR06-36 Third Quarter FY06 Investment Report
- HCR06-37 Third Quarter FY06 Budget Status Report