



Good Neighbors

San Diego
Housing Commission

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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
SPECIAL MEETING AGENDA
AUGUST 4, 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

Approval of the minutes of the July 7, 2006 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 HCR06-50 Contract for Consulting Services for Consolidated Annual Performance and Evaluation Reports and Annual Action Plans

Recommendation: That the Housing Commission authorize the CEO to negotiate and enter into a contract with D.R. Elrod and Associates for consulting services. Contract terms are as follows:

- 1) The contract will include the following six (6) projects; FY06 CAPER, FY07 CAPER, FY08 CAPER, FY09 CAPER, FY08 Annual Action Plan and FY09 Annual Action Plan.
- 2) Services are based on a contract period up to thirty-eight (38) months with renewal options contingent upon satisfactory completion of each project, as determined by the Housing Commission.
- 3) The proposed expenditure for funding award will not exceed \$145,000 for the entire contract period.

101 HCR06-51 Deed of Trust Securing San Diego Rescue Mission Grant (Council District 2)

Recommendation: Recommend Housing Commission and Housing Authority approval of changes to the financing structure of the SDRM Harbor View project by ratifying the subordination, from third to fifth position, of the Deed of Trust securing a \$402,368 Economic Development Initiative (EDI) grant used to help finance rehabilitation of a 379-bed facility for homeless individuals in need of transitional housing. The original structure of the financial plan and a description of the project are more fully described in the Attachment.

102 HCR06-55 Preliminary Items Pursuant to Issuing Multifamily Housing Revenue Bonds for Broadway Square Apartments (Council District 2)

Recommendations:

1. Housing Commission recommend the:
 - A. Housing Authority approve a bond inducement resolution (a “declaration of official intent”) for up to \$40 million in multifamily

housing revenue bonds for development of the Broadway Square Apartments, located at 9th Avenue and Broadway, by Centurion Partners, LLC (Centurion) and Housing Development Partners of San Diego (HDP);

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 \$40 million for the Broadway Square 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 \$40 million by the Housing Authority for the Broadway Square Apartments at the southeast corner of Ninth Avenue and Broadway in the City of San Diego.

2. Housing Commission approve a financing team of Stradling Yocca Carlson & Rauth as bond counsel and CSG Advisors as financial advisor to begin work on the project.

103 HCR06-56 Section 8 Management Assessment Program (SEMAP) (Citywide)

Recommendation: Authorize the President and Chief Executive Officer or designee to execute the SEMAP Self-Certification and submit it with a Board-approved resolution to the HUD Los Angeles Office by mail and electronically before August 30, 2006.

104 HCR06-58 Public Housing Assessment System for FY06 (Citywide)

Recommendation: Authorize the President & Chief Executive Officer to execute the PHAS Certification for Indicator #3 – Management Operations (Attachment 1) and submit to the HUD-Los Angeles office with the approved resolution (Attachment 2).

CLOSED SESSION

It is anticipated that the San Diego Housing Commission will convene in closed session on Friday, August 4, 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:

Cynthia Littlejohn v. Denise Christian, et al.

United States District Court, Southern District of California
Case No. 06 CV 973IEG (LSP)

Counsel's Description of General Nature of Closed Session:

The Commission will discuss the progress of litigation initiated by Cynthia Littlejohn, regarding the termination of her Section 8 housing benefits. General Counsel will update the board regarding the progress of the defense of the action.

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

James Lihosit v. San Diego Housing Commission, et al.

United States District Court, Southern District of California
Case No. 06 CV 1149J (BLM)

Counsel's Description of General Nature of Closed Session:

The Commission will discuss the progress of litigation initiated by James Lihosit, regarding the reduction of his Section 8 housing voucher from a two bedroom to a one bedroom. General Counsel will update the board regarding the progress of the defense of the action.

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

Kristina Blizzard v. San Diego Housing Commission

Superior Court of the State of California, Case No. GIC 856447

Counsel's Description of General Nature of Closed Session:

The Commission will discuss the progress of the litigation initiated by a former public housing participant, Ms. Kristina Blizzard, regarding the termination of her housing benefits. General Counsel will update the board regarding the progress of the defense of the action.

V. Announcement of Actions Taken in Closed Session.

VI. Adjournment.

**INFORMATIONAL REPORTS ISSUED SINCE THE LAST
HOUSING COMMISSION MEETING ON JULY 7, 2006**

HCR06-52	4 th Quarter FY06 Investment Status
HCR06-53	4 th Quarter FY06 Pending Litigation Settlement
HCR06-54	Annual Report – FY06 Section 8 Terminations
HCR06-57	Annual Report – FY06 Collection Write-Offs