



Good Neighbors

# San Diego Housing Commission

## MINUTES

**SAN DIEGO HOUSING COMMISSION  
MINUTES OF THE SPECIAL MEETING  
AUGUST 4, 2006, 9:00 A.M.  
COUNCIL COMMITTEE ROOM  
SAN DIEGO, CALIFORNIA**

### **ATTENDANCE**

Present were Chair Sal Salas and Commissioners Todd Gloria, Alice Tumminia and Tony Yip. Also present were Walter Spath, General Counsel and Vice-President and Chief Operating Officer Carrol Vaughan. Commissioner Jennifer Adams-Brooks and Chief Executive Officer Elizabeth Morris were absent.

### **10 CALL TO ORDER**

Chair Salas called the meeting to order at 9:10 a.m.

### **20 PUBLIC COMMENT**

Ms. Terry Holliday, Mr. Willie Turner and Mr. Claude Mimes spoke about potential discrimination issues in the Section 8 Program. Chair Salas responded that staff would look into these matters and would respond to them in writing.

### **30 COMMISSIONER COMMENTS**

Chair Salas acknowledged the passing of Mr. Tom Carter. He stated that Mr. Carter was a wonderful human being and a good friend to affordable housing. Memorial Services will be held on August 21, 2006.

### **40 REPORT BY THE CHIEF OPERATING OFFICER**

Ms. Vaughan stated that the 2002 and 2003 Re-Audits that were requested by the City of San Diego are progressing and as a consequence, the Housing Commission has fallen about three weeks behind on the FY 2006 Audit and will likely not be able to submit our financial data on time to HUD. She also mentioned that the August 18, 2006 Housing Commission Meeting will be a workshop on Public Housing transitioning to Asset Management and will be held at the Newton Avenue office.

**50     APPROVAL OF THE MINUTES**

THIS ITEM WAS TRAILED TO THE NEXT HOUSING COMMISSION MEETING FOR APPROVAL.

**CONSENT AGENDA**

MOTION BY TUMMINIA TO APPROVE THE FOLLOWING ITEMS ON CONSENT:

**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:** Housing Commission recommend 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.

**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).

SECONDED BY GLORIA AND CARRIED ON A UNANIMOUS VOTE OF 4-0 WITH ADAMS-BROOKS ABSENT.

**ACTION AGENDA**

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

Project Manager Peter Armstrong gave a staff report.

Chair Salas asked about the proposed three percent residual receipts loan. Mr. Dale Royal, Project Manager representing CCDC, stated that CCDC has set aside funds for the proposed loan and that the funds were not coming from the citywide NOFA.

MOTION BY TUMMINIA TO APPROVE **RECOMMENDATION 1** – THAT THE HOUSING COMMISSION RECOMMEND: **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. SECONDED BY GLORIA AND CARRIED ON A UNANIMOUS VOTE OF 4-0 WITH ADAMS-BROOKS ABSENT.

MOTION BY YIP TO APPROVE **RECOMMENDATION 2** – THAT THE 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. SECONDED BY GLORIA AND CARRIED ON A UNANIMOUS VOTE OF 4-0 WITH ADAMS-BROOKS ABSENT.

**CLOSED SESSION**

The San Diego Housing Commission convened in closed session to discussion 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)

BY A VOTE OF 4-0 BOARD GAVE COUNSEL INSTRUCTION TO PROCEED WITH LITIGATION.

- 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)

BY A VOTE OF 4-0 BOARD GAVE INSTRUCTION TO STAFF TO GRANT AN ADMINISTRATIVE HEARING.

- 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

BY A VOTE OF 4-0 BOARD GAVE INSTRUCTION TO CONTINUE TO DEFEND LITIGATION.

## **ADJOURNMENT**

Commissioner Salas adjourned the regular meeting at 10:15 a.m.

Respectfully submitted,

**Signature on File  
With Original Document**

Angie Risotti  
Executive Assistant to the President and CEO

Approved by,

Carrol Vaughan  
Vice- President and COO