



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  
SEPTEMBER 15, 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 August 4, 2006 special meeting and the August 18, 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    HCR06-61     Award of Contract to Remove/Replace Concrete Parking Lot (District 8)**

**Recommendation:** Recommend the Housing Commission approve the award of a contract to Heffler Company, Inc., the second lowest responsive bidder, for \$111,000 with a ten percent contingency (\$11,000), 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    HCR06-62     Award of Contract for Tree and Shrub Maintenance (Citywide)**

**Recommendations:**

1. Approve the award of a one-year contract to Aztec Landscaping, Inc. for \$113,830 with the option to renew for two (2) additional one-year periods.
2. Authorize the President & Chief Executive Officer to execute the contract (Attachment 1).

**102    HCR06-63     Continued Support for the City-County Reinvestment Task Force**

**Recommendation:** That the Housing Commission authorize the President and Chief Executive Officer (CEO) to execute, with review by General Counsel, a contract in the amount of \$127,464 with James Bleisner to act as RTF Director and continue activities of the City-County Reinvestment Task Force from July 1, 2006 (retroactively) to June 30, 2007. The contract covers current salary, a two and one half percent (2½%) cost of living adjustment and a benefit package that is commensurate with other Housing Commission employees.

**103    HCR06-64     Defined Contribution Pension Plan Document Revisions**

**Recommendation 1:** Approve the amended San Diego Housing Commission Pension Defined Contribution Plan that was prepared by the Housing Commission's pension advisor, The Epler Company, and forward to the Housing Authority for final approval.

**Recommendation 2:**

- A.** That the Housing Authority authorize the CEO to implement all future mandatory legislative compliance revisions to the Defined Contribution Plan with submission to and approval by the IRS as appropriate, and to the Service Agreement provided that the proposed changes are only to ensure the Pension Plan is in compliance with IRS requirements;
- B.** That the Housing Authority delegate to the Housing Commission future optional changes to the Defined Contribution Pension Plan.

**104    HCR06-65    Changes in Hotel Metro/434 Financial Structure to Generate Funds for Shelter Program (Council District 2)**

**Recommendation:** That the Housing Commission recommend Housing Authority authorization for the President/CEO to:

1. Subordinate two existing junior loans to San Diego SRO Limited Partnership (Alpha Project, Managing General Partner of Hotel Metro/434) in favor of a new first-position loan from the City's Redevelopment Agency to SD SRO L.P., with which SD SRO L.P. will repay the Housing Commission's first-position loan;
2. Modify provisions of the Housing Commission's Hotel Metro/434 lease, loans, and Agreement for Rent and Affordability Restrictions to help ensure the project's long-term financial stability and to facilitate recordation of the Redevelopment Agency's 55-year restrictions against the borrower's leasehold interest;
3. Amend the FY2007 Budget to incorporate \$795,331 from the sale of the first-position loan to the Redevelopment Agency and designate the additional revenue for the Housing Commission's contribution to the City's homeless shelter program in FY2007 and FY2008 (proposed Budget revision attached); and
4. Execute all documents relative to these transactions.

**105    HCR06-66    Final Authorization to Issue Multifamily Housing Revenue Bonds for Studio 15**

**Recommendation:** That the Housing Authority authorize the issuance of tax-exempt multifamily housing revenue bonds in an amount not to exceed \$20,500,000 for the acquisition and construction of the 275-unit Studio 15 project by Affirmed Housing Group (Affirmed) and its affiliate, Studio 15 Housing Partners, LLC, located at 15<sup>th</sup> Street and Imperial Avenue in downtown San Diego.

**CLOSED SESSION**

It is anticipated that the San Diego Housing Commission will convene in closed session on Friday, September 15, 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:  
  
Conference with Labor Negotiator-pursuant to California Government Code Section 54957.6:  
  
Agency Negotiator: Terry Whitesides and Carrol Vaughan for the San Diego Housing Commission  
  
Employee Organization: Social Services Union, Local 535, SEIU, AFL  
  
Counsel's Description of General Nature of Closed Session:  
The Commission will discuss the progress of meet and confer discussions with the Union
- V. Announcement of Actions Taken in Closed Session.
- VI. Adjournment

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**INFORMATIONAL REPORTS ISSUED SINCE THE LAST  
HOUSING COMMISSION MEETING ON AUGUST 18, 2006**

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|----------|--|
| HCR06-69 | Status of Loan Portfolio - Fourth Quarter Fiscal Year 2006         |
| HCR06-70 | Activity Performance Report – Fourth Quarter FY 2006 (Citywide)    |
| HCR06-71 | Disposition of Assets Based Upon Results of the Fixed Asset Review |
| HCR06-72 | Annual Progress Report: FY2006-2008 Business Plan                  |
| HCR06-73 | FY 2006 Consolidated Plan Performance Report (CAPER) (City-wide)   |