



Good Neighbors

San Diego  
Housing Commission

- 1625 Newton Avenue
- San Diego, California 92113-1038
- 619/231 9400
- FAX: 619/544 9193

## 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)**.

**Assistive Listening Devices (ALDs):** Are available from the City Clerk's Office prior to the meeting, and are to be returned at the end of the meeting.

**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  
OCTOBER 6, 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    HCR06-75    San Diego Safe Harbor Transitional Housing Grant (District 8)**

**Recommendations:**

1. That the Housing Commission approve funding a \$25,000 Transitional Housing Grant to San Diego Safe Harbor for their six-bed Safe House Program located at 2504 “A” Street including a one-year renewal option in the amount of \$25,000, contingent upon future funding availability and program compliance by San Diego Save Harbor.
2. Authorize the Chief Executive Officer to execute contracts in a form acceptable to General Counsel.

**101    HCR06-76    Sale of Habitat for Humanity Home at 3280 Island Avenue (Council District 8)**

**Recommendation:** That the Housing Commission rescind the recapture and affordability restrictions currently in place on 3280 Island Avenue and allow Habitat to sell the property at market value. Net proceeds of the sale will be placed into the HOME trust account for 24 months for future use by Habitat in acquiring land for developing affordable homes in San Diego, subject to applicable HOME program guidelines.

**102    HCR06-77    Preliminary Items Pursuant to Issuing Multifamily Housing Revenue Bonds for 16<sup>th</sup> and Market 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 16<sup>th</sup> and Market Apartments, by S.V.D.P. Management, Inc. (SVDP) and Chelsea Investment Corporation (Chelsea);
  - 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 16<sup>th</sup> and Market 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 16<sup>th</sup> and Market Apartments at the northwest corner of 16<sup>th</sup> Street and Market Street in the City of San Diego.

2. Housing Commission approve a financing team of Quint & Thimmig LLP as bond counsel and Ross Financial as financial advisor to begin work on the project.

**103    HCR06-78    3822 - 3836 Alabama Street, San Diego (Council District 3)**

**Recommendations:** Subject to the conditions described below, the San Diego Housing Commission recommends Housing Authority approval of:

1. An increase of up to \$200,000 to the previously approved \$3,600,000 residual receipts loan to Community Housing Works to fund the acquisition and rehabilitation of Alabama Manor Apartments, located at 3822- 3836 Alabama Street, upon confirmation of compliance with the existing Conditional Use Permit; 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, October 6, 2006, at 9:00 a.m. with the following agenda:

- I. Announcement by Counsel of the Matter 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, IV a.
- III. Commissioner public comments, if any.
- IV. Commission will convene in closed session to consider the following agenda:
  - a. PUBLIC EMPLOYEE PERFORMANCE EVALUATION  
Title: President & Chief Executive Officer  
Government Code Sections 54954.5 (e)

Counsel Description of General Nature of Closed Session:

It is anticipated that the Commission will perform the annual performance evaluations for the Chief Executive Officer of the San Diego Housing Commission.

V. Announcement of Actions Taken in Closed Session.

VI. Adjournment

---

**INFORMATIONAL REPORTS ISSUED SINCE THE LAST  
HOUSING COMMISSION MEETING ON SEPTEMBER 15, 2006**

- HCR06-59      Status Report on FY2006 Affordable Housing Production (Citywide)**
- HCR06-67      Annual Report on the Mobile Home Mediation/Communication Process  
(Citywide)**
- HCR06-68      Disposition of Real Estate Owned Properties – 2006 Annual Report  
(Citywide)**