



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  
NOVEMBER 17, 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 September 15, 2006 regular meeting.

**ADOPTION AGENDA – CONSENT**

**100    HCR06-81      Award of Contract for Plumbing Services (Citywide)**

**Recommendations:**

- 1) Approve the award of a one (1)-year contract to Denny & Son Plumbing, Inc., in an amount not to exceed Five Hundred Thousand and No/100 Dollars (\$500,000) with the option to renew for two (2) additional one (1)-year periods.
- 2) Authorize the President & Chief Executive Officer to execute the contract (Attachment 1) following final approval of the contract award by the Housing Authority.

**101    HCR06-91      Award of Contract for Site Cleaning Services (Citywide)**

**Recommendations:**

- 1) Approve the award of a one (1)-year contract to Baja Pacific for One Hundred Twenty Four Thousand Five Hundred Forty and No/100 Dollars (\$124,540) with the option to renew for two (2) additional one (1)-year periods.
- 2) Authorize the President & Chief Executive Officer to execute the contract (Attachment 1).

**102    HCR06-82      Actions Establishing President & Chief Executive Officer Compensation**

**Recommendation:** That the Board establish the compensation package for the CEO as recommended by the Performance Evaluation Ad Hoc Committee.

**103    HCR06-87      Application for Mortgage Credit Certificate Allocation (Citywide)**

**Recommendation:** Approval by the Housing Commission and the Housing Authority to submit to the California Debt Limit Allocation Committee (CDLAC) for up to \$25 million in MCC allocation during the period of January 1, 2007 through December 31, 2007.

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.

**ACTION AGENDA – DISCUSSION**

**104    HCR06-83    Loan Increase for Townspeople (Council District 7)**

**Recommendation:** Approve an increase in the loan to Townspeople from \$1,310,000 to \$1,570,000 to finance acquisition and rehabilitation of 23 units (one unrestricted unit is occupied by a resident manager) as permanent rental housing for persons with HIV or AIDS and authorize the President and Chief Executive Officer to execute all necessary documents.

**105    HCR06-88    Loan for Veterans Village of San Diego (Council District 2)**

**Recommendations:**

1. Approve and forward to the Housing Authority a recommendation to make a 65-year \$3,488,951 deferred loan, and utilize a \$745,575 revocable grant of Federal Economic Development Initiative (HUD-EDI) funds previously approved for 144 beds of permanent supportive housing at the site, to Veterans Village of San Diego (VVSD) as permanent financing for development of 112 beds of transitional rental housing in Phase II of Veterans Village.
2. Approve an amendment to the FY2007 Housing Commission budget to reflect the addition of \$325,000 of State Low Income Housing Trust Fund money.
3. Authorize the President and Chief Executive Officer to execute all necessary documents.

**106    HCR06-84    Final Authorization to Issue Multifamily Housing Revenue Bonds for Broadway Square**

**Recommendation:** Recommend that the Housing Authority authorize the issuance of tax-exempt multifamily housing revenue bonds in an amount not to exceed \$40 million for the construction of the 393-unit Broadway Square project, located at 9<sup>th</sup> Avenue and Broadway, by Centurion Partners, LLC (Centurion) and Housing Development Partners of San Diego (HDP).

**107    HCR06-90    Preliminary Items Pursuant to Issuing Multifamily Housing Revenue Bonds for Merrill Gardens at Banker’s Hill (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 \$35 million in multifamily housing revenue bonds for development of the Merrill Gardens at

Bankers Hill by Merrill Gardens at Banker's Hill, LLC ("Merrill Gardens");

- 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 \$35 million for Merrill Gardens at Banker's Hill; 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 \$35 million by the Housing Authority for Merrill Gardens at Banker's Hill located at 222 Laurel Street 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.

**108    HCR06-89    Smart Corner Leasing Arrangements**

**Recommendations:**

1. That the President & Chief Executive Officer (CEO) be authorized to execute lease documents between the Housing Commission and 7-Eleven, Inc. (Tenant). for retail space at the Smart Corner building located at 1122 Broadway, as approved by General Counsel to the Commission;
2. That the Housing Authority delegate authority to the Housing Commission for future building lease arrangements at the Smart Corner building located at 1122 Broadway.

**109    HCR06-85    Re-positioning of the San Diego Housing Commission's Public Housing Portfolio**

**Recommendations:**

Authorize the Housing Commission's President/Chief Executive Officer to:

1. Apply to HUD to opt out of the Conventional Public Housing program (1,366 units) in order to re-position the housing portfolio away from dependency on federal subsidy to become self-sufficient and self-sustaining in perpetuity;
2. Apply for Section 8 Tenant Based Housing Choice Vouchers ("vouchers") for all Public Housing units approved by HUD for opt out to ensure continuing assistance for currently assisted residents,
3. Take all actions and execute all documents to implement this proposal.

**110    HCR06-86    Amended FY07 Agency Plan (Citywide)**

**Recommendations:**

1. Approval of the Amended FY07 Agency Plan (Attachment 1), that identifies the Housing Commission proposal to convert its Public Housing stock from the Conventional Public Housing program to a rental assistance voucher system.
2. Authorize transmittal of the Amended FY07 Agency Plan to the U.S. Department of Housing and Urban Development (HUD), for a 75-day review and approval process.

**CLOSED SESSION**

The San Diego Housing Commission will not convene in closed session on Friday, November 17, 2006.

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**INFORMATIONAL REPORTS ISSUED SINCE THE LAST  
HOUSING COMMISSION MEETING ON OCTOBER 6, 2006**

- HCR06-79    Notice of Settlement of Pending Litigation – First Quarter FY 2007 (Citywide)**
- HCR06-80    Fourth Quarter FY06 Budget Status Report**
- HCR06-92    Annual Report on Travel and Training Expenses for FY 2006**
- HCR06-94    Semi-Annual Equal Opportunity and Small Contracts Status Report for the  
Second Half of Fiscal Year 2006**
- HCR06-95    First Quarter FY07 Investment Report**