



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
AGENDA FOR THE REGULAR MEETING
JANUARY 14, 2005, 9:00 A.M.
COUNCIL COMMITTEE ROM
12TH FLOOR, 202 C STREET
SAN DIEGO, CALIFORNIA**

ITEMS

10 CALL TO ORDER

Commissioners Jennifer Adams-Brooks, Tyler Cramer, Robert Grinchuk, Leeandrus Knight, 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



A state agency authorized by the City of San Diego

50 APPROVAL OF THE MINUTES

Approval of the minutes of the November 19, 2004 and December 10, 2004, regular meetings.

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 HCR05-01 Application for FY2006 Community Development Block Grant (CDBG) Funds (Citywide)

Recommendation: That the Chief Executive Officer:

1. Apply to the City for 20 percent of the City's FY 2006 CDBG funds for affordable housing, in conformance with City Council Policy 700.02;
2. Execute a contract with the City for the amount allocated to the Housing Commission and any additional amount, allocated to other agencies, that the Housing Commission may be asked to administer on the City's behalf; and
3. Execute contracts with other agencies receiving CDBG allocations which the City Manager may ask the Housing Commission to administer.

101 HCR05-02 Fiscal Year 2004 Audit Reports

Recommendation: That the Housing Commission accept the Fiscal Year 2004 Audit Reports prepared by Caporicci & Larson.

102 HCR05-03 Proposed Loan, Sale-Leaseback Agreement and Predevelopment Loan Modification With Housing Development Partners of San Diego To Develop 52nd Street Senior Apartments (Council District 7)

Recommendation 1: That the San Diego Housing Commission recommend that the Housing Authority take the following actions:

- (a) Approve an assignment of the Option to Purchase the land for a total of \$1,825,000 (including \$25,000 closing costs) from Housing Development Partners of San Diego to the San Diego Housing Commission and enter into an arrangement

whereby Housing Development Partners of San Diego will lease back the property under a 65-year lease agreement as outlined in this report;

- (b) Approve a residual receipts loan of up to \$2,372,000 at the applicable federal funds rate to the Housing Development Partners of San Diego and/or tax credit limited partnership, as outlined in this report; and
- (c) Authorize the Chief Operating Officer of the Housing Commission, or designee, to execute all documents necessary to facilitate the financing.

Recommendation 2: Extend the term from June 30, 2004 to June 30, 2006 on the \$50,000 predevelopment loan to Housing Development Partners for the property located at 52nd and El Cajon Boulevard. All other terms and conditions will remain in full force and effect.

Recommendation 3: Ask the City of San Diego to take such actions necessary to grant the HOME funds to the San Diego Housing Commission to effectuate the acquisition of the property on terms and conditions referenced herein and that the City assume administration of the HOME grant with the San Diego Housing Commission on terms and conditions referenced in this report.

103 HCR05-04

Supplemental Multifamily Housing Revenue Bonds to Complete Construction of Rancho del Norte Apartments (Council District 1)

Recommendation #1: That the Housing Commission recommend that the:

- A. Housing Authority approve a bond inducement resolution in an amount up to \$400,000 to complete construction of the 119-unit Rancho del Norte Apartments. This action will increase the total issuance amount from \$9.825 million to \$10.225 million. All other aspects of the project will remain as originally approved.
- B. Housing Authority approve an application (and subsequent applications if necessary) to the California Debt Limit Allocation Committee for an allocation of authority to issue tax-exempt "private activity bonds" for the Rancho del Norte 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 \$400,000 by the Housing Authority.

Recommendation #2: That the Housing Commission approve Joe C. Litten of Public Financial Management as financial advisor and Orrick, Herrington & Sutcliffe LLP as bond counsel to begin work on the project. Staff recommends selecting these two firms because they worked on the initial bond issuance.

CLOSED SESSION

It is anticipated that the San Diego Housing Commission will convene in closed session on Friday, January 14, 2005, 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, IV a and/or b.
- 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 Government Code Section 54956.9 (c)
 1. San Diego Housing Commission vs. Strongly Oriented for Action, San Diego Superior Court Case No. GIC 830901

Counsel's Description of General Nature of Closed Session:

Commission will be updated on the status of the litigation and direction to counsel concerning potential settlement of the same and status of the same.

2. Linda-Rae M. Briggs vs. San Diego Housing Commission, et.al: San Diego Superior Court Case No. GIC 825250

Counsel's Description of General Nature of Closed Session:

Commission will be updated on the status of the litigation and the upcoming trial and will seek directions from the Commission concerning the defense of the case.

- b. PUBLIC EMPLOYEE PERFORMANCE EVALUATION
Title: President and Chief Executive Officer
Government Code Sections 54957 and 54954.5 (e)

Counsel Description of General Nature of Closed Session:

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

- V. Announcement of Actions Taken in Closed Session.
- V. Adjournment.

**INFORMATIONAL REPORTS ISSUED SINCE THE LAST
HOUSING COMMISSION MEETING ON DECEMBER 10, 2004**

None.