



Good Neighbors

San Diego  
Housing Commission

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## HOUSING COMMISSION AGENDA

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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  
FEBRUARY 25, 2005, 9:00 A.M.  
COUNCIL COMMITTEE ROOM  
12<sup>TH</sup> 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**



**50     APPROVAL OF THE MINUTES**

Approval of the minutes of the January 14, 2005 and February 4, 2005, 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    HCR05-16    FY06 Annual Agency Plan (Citywide)**

**Recommendation No. 1:** That the Housing Commission approve the FY06 Annual Agency Plan (Attachment 2) and authorize its transmittal to HUD by the Chief Executive Officer.

**Recommendation No. 2:** That the Housing Commission approve the proposed revisions to the Administrative Plan that details operation of the Section 8 program, described in Attachment 3.

**Recommendation No. 3:** That the Housing Commission approve The proposed revisions to the Admissions and Continued Occupancy Policy (ACOP), that details operation of the public housing program, as fully described in Attachment 4.

**101    HCR05-17    City of San Diego’s FY06 Annual Action Plan (Citywide)**

**Recommendation:** That the Housing Commission recommend Land Use & Housing Committee approval of the FY06 Annual Action Plan for Community Development and submission of the Plan to HUD, following final approval by the City Council.

**102    HCR05-18    Loan for The Crossings (Council District 1)**

**Recommendation:** That the Housing Authority approve a loan of up to \$400,000 to CIC Crossings, LP to fund construction of The Crossings, located in the Pacific Highlands Ranch sub-area, and authorize the Chief Executive Officer to execute any and all documents necessary to make the approved loan.

**103    HCR05-19    Preliminary Items Pursuant to Issuing Multifamily Housing Revenue Bonds for Fairbanks Ridge Apartments (Council District 1)**

**Recommendation No. 1:** That the Housing Commission recommend the following preliminary actions:

- A. Housing Authority approve a bond inducement resolution in an amount up to \$37 million to finance the acquisition and construction of the 204-unit Fairbanks Ridge Apartments;
- 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 Fairbanks Ridge 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 \$37 million by the Housing Authority.

**Recommendation No. 2:** That the Housing Commission approve CSG Advisors, Inc. as financial advisor and Stradling, Yocca, Carlson & Rauth as bond counsel to begin work on the project.

**104    HCR05-20    Preliminary Items Pursuant to Issuing Multifamily Housing Revenue Bonds for Delta Village Apartments (Council District 8)**

**Recommendation No. 1:** That the Housing Commission recommend the following preliminary actions:

- A. Housing Authority approve a bond inducement resolution in an amount up to \$20 million to finance the acquisition and rehabilitation of the 135-unit Delta Village Apartments;
- 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 Delta Village 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 \$20 million by the Housing Authority.

**Recommendation No. 2:** That the Housing Commission approve Joe C. Litten of Public Financial Management as financial advisor and Quint & Thimmig as bond counsel to begin work on the project.

**105   HCR05-21   Actions Establishing President & Chief Executive Officer Compensation for period Retroactive to August 1, 2004 through July 31, 2005.**

**Recommendation:** That the Board establish the compensation package for the CEO retroactive to August 1, 2004 to coincide with the anniversary date of contract as recommended by the Performance Evaluation Ad Hoc Committee.

**CLOSED SESSION**

None

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**INFORMATIONAL REPORTS ISSUED SINCE THE LAST  
HOUSING COMMISSION MEETING ON FEBRUARY 4, 2005**

- HCR05-06   Status of Loan Portfolio – Second Quarter FY05**
- HCR05-07   Budget Status Report – Second Quarter FY05**
- HCR05-09   Semi-Annual Equal Opportunity and Small Contracts Status Report for the First Half of FY05**
- HCR05-10   Annual Status Report for Multifamily Bond Program for Year Ending December 31, 2004**