



Good Neighbors

San Diego  
Housing Commission

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## HOUSING COMMISSION SPECIAL MEETING 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 SPECIAL MEETING  
MAY 20, 2005, 9:00 A.M.  
COUNCIL CHAMBERS  
12<sup>TH</sup> FLOOR, 202 C STREET  
SAN DIEGO, CALIFORNIA**

### ITEMS

#### **10 CALL TO ORDER**

Commissioners Jennifer Adams-Brooks, Tyler Cramer, Leeandrus Knight, Sal Salas, Howard Silldorf, 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

**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    HCR05-43    Award of Contract for the Improvements at Fulton Street, Saranac Street and Golfcrest Drive (Council Districts 6 & 7)**

**Recommendation:** Recommend the Housing Authority award the contract to HAR Construction, Inc. for \$2,341,000 and authorize the President & Chief Executive Officer to execute the contract (Attachment 1) and expend up to a ten percent (10%) contingency, if necessary, for items not anticipated in the original scope of work at the public housing sites on Fulton Street, Saranac Street and Golfcrest Drive.

**101    HCR05-44    Authorization to Lease Offices at 650 Gateway Center Way (District 4)**

**Recommendation:** Authorize the CEO or designee to execute a one year Lease Agreement for office space located at 650 Gateway Center Way, Suites C, D, & E, San Diego, CA 92102 effective June 7, 2005 through June 6, 2006.

**102    HCR05-45    Approval of Memorandum of Understanding with S.E.I.U. Local 535, Personnel Policies Revisions and the Section 457 Deferred Compensation Plan**

**Recommendation 1:** Recommend Housing Authority adoption of the following:

1. Revisions to MOU between the Housing Commission and Service Employees International Union, Local 535 (Union) for FY06 and FY07 including an increase in Flex Credits; a Housing Commission contribution to employees' 457 accounts of 1% of salary and up to a 1.5% of salary Housing Commission match of employee contributions to 457 accounts;
2. Revisions to Personnel Policies (PO102.000), including the same benefit changes for non-represented employees and Executive/Management Service employees as recommended for employees represented by the Union; and
3. Conversion of sick leave hours to annual leave hours for two long term employees.

**Recommendation 2:** That the Housing Commission authorizes the President & CEO to implement corresponding revisions to the Section 457 Deferred Compensation Plan Document and Service Agreement.

**103    HCR05-46    Final Authorization to Issue Multifamily Housing Revenue Bonds for Delta Village (Council District 4)**

**Recommendation No. 1:** That the Housing Commission recommend Housing Authority authorization of the issuance of tax-exempt multifamily housing revenue bonds in an amount not to exceed \$9,000,000 for the acquisition and rehabilitation of 106 units of multifamily housing located at 4316 - 4368 Delta Street.

**Recommendation No. 2:** That the Housing Commission approve a total development cost increase of \$1.1 million for the project and approve combining the two properties to create one project under one ownership entity, which are estimated to delay commencement of annual residual receipts payments on the \$6.1 million Housing Commission loan from year-3 to year-12.

**Recommendation No. 3:** That the Housing Commission approve elimination of the option to reduce the amount of the Housing Commission loan on a dollar-for-dollar basis to the extent the bond loans exceed \$7,480,000 or the tax credit investment exceeds \$1,974,813.

**104    HCR05-47    Final Authorization to Issue Multifamily Housing Revenue Bonds for Fairbanks Ridge Apartments (Council District 1)**

**Recommendation:** That the Housing Commission recommend Housing Authority authorization of the issuance of tax-exempt multifamily housing revenue bonds in an amount not to exceed \$30,000,000 for the acquisition and construction of the 204-unit Fairbanks Ridge Apartments by Chelsea Investment Corporation and its affiliate, CIC Fairbanks, L.P., in the North Village at Black Mountain Ranch.

**105    HCR05-48    Affordable Housing Fund FY2006 Annual Plan (Citywide)**

**Recommendation:** That the Housing Commission: 1) hear public testimony on the Affordable Housing Fund FY2006 Annual Plan; and 2) approve submission to City Council of the proposed AHF FY2006 Annual Plan (Attachment 1).

**106**    **HCR05-42**    **Proposed Fiscal Year 2006 Budget**  
(trailed from the May 6, 2005 meeting)

**Recommendation No. 1:** Housing Commission and Housing Authority adoption of the \$221.3 million FY06 Proposed Activity Based Budget (Attachment 1).

**Recommendation No. 2:** Recommend that the Housing Authority continue to delegate limited authority to the Housing Commission to amend the FY06 Budget as described on Page 3 of this report, consistent with the policies, programs and activities approved by the Housing Authority, as it has in past years.

**Recommendation No. 3:** Continue to delegate limited authority to the President & CEO to amend the FY06 Budget as discussed on Page 3 of this report, consistent with policies, programs and activities approved by the Housing Authority.

**CLOSED SESSION**

It is anticipated that the San Diego Housing Commission will convene in closed session on Friday, May 20, 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.
- 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)
    - i. Reza Mohammadi dba Southland Construction v. San Diego Housing Commission, and related cross-action, San Diego Superior Court Case No. GIC 845190

**Counsel's description of General Nature of Closed Session:**

Commission will be updated on the status of the litigation.

- V. Labor Negotiations:

- a. Conference with Labor Negotiators - Pursuant to Govt. C. § 54957.6:

Agency Representatives: Ad Hoc Committee and Carrol Vaughan for the San Diego Housing Commission.

Employee Organization: SEIU

Counsel's Description of General Nature of Closed Session:

Commission will be updated on the status of these negotiations and directions will be sought.

VI. Announcement of Actions Taken in Closed Session.

VII. Adjournment

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**INFORMATIONAL REPORTS ISSUED SINCE THE LAST  
HOUSING COMMISSION MEETING ON MAY 6, 2005**

**HCR05-29    Status Report on Inclusionary Housing Fund Collections and Investment**  
**HCR05-39    FY05 3<sup>rd</sup> Quarter Budget Status**