



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
AGENDA FOR THE REGULAR MEETING
DECEMBER 10, 2004, 9:00 A.M.
COUNCIL COMMITTEE ROOM
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 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 HCR04-91 Application for Mortgage Credit Certificate Allocation (Citywide)

Recommendation: Housing Authority authorization of an application to the California Debt Limit Allocation Committee (CDLAC) for up to \$25 million in MCC allocation during the period of January 1, 2005 through December 31, 2005.

101 HCR04-97 Loan Modification – 4058 National Avenue (Council District 4)

Recommendation: Increase the Housing Commission's Promissory Note and Deed of Trust secured by 4058 National Avenue from \$175,960 to \$347,810 to include the principle amount of \$171,850 borrowed by Bayview Community Development Corporation under a predevelopment loan for the property at 325 54th Street. All other terms and conditions of the secured loan will remain in full force and effect.

102 HCR04-98 Multifamily Housing Revenue Bonds for Sycamore Estates Apartments (Council District 5)

Recommendation #1: That Housing Commission recommend the:

- A. Housing Authority approve a bond inducement resolution (a "declaration of official intent") for up to \$12 million in multifamily housing revenue bonds for new construction of the 106-unit Sycamore Estates 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 Sycamore Estates 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 \$12 million 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.

103 HCR04-99 Proposed Revision to the Shared Equity Loan Program (Citywide)

Recommendation: That the Housing Commission: 1) extend the equity sharing term for the Shared Equity Loan Program from 15 years to 30 years; and (2) change the equity sharing formula to start with a 50/50 split and annual reduction of the Housing Commission's share at one percent per year for ten years, followed by two percent per year for twenty years.

**104 HCR04-82 Update to Housing Impact Fees on Commercial Development
POSTPONED**

Recommendation: Direct staff to prepare an ordinance amending the Housing Impact Fees on Commercial Development (San Diego Municipal Code Chapter 9 Article 8 Division 6), as further described herein, including:

1. Use the most recent nexus study data in preparing amendments;
2. Adjust building type categories used in the fee schedule;
3. Focus on low income housing needs for people earning less than 80% of Area Median Income;
4. Base adjustments to the fee schedule on mitigating 15% of actual housing impacts;
5. Authorize the San Diego Housing Commission to approve variances for applicants if they meet the specified findings showing financial hardship or if the project is expected to create a low employee density.
6. Allow for exemption of office and manufacturing development proposals in redevelopment areas and Enterprise Zones.

CLOSED SESSION

It is anticipated that the San Diego Housing Commission will convene in closed session on Friday, December 10, 2004, 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. 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 NOVEMBER 19, 2004**

- HCR04-79 FY2004 Consolidated Plan Performance Evaluation Report (CAPER)
(City-wide)**
- HCR04-84 Activity Performance Report – First Quarter FY05 (Citywide)**
- HCR04-86 Status of Loan Portfolio – First Quarter FY05**
- HCR04-87 Budget Status Report – First Quarter FY05**