



Good Neighbors

San Diego  
Housing Commission

# MINUTES

**SAN DIEGO HOUSING COMMISSION  
MINUTES OF THE REGULAR MEETING  
DECEMBER 10, 2004, 9:00 A.M.  
CITY ADMINISTRATION BUILDING  
SAN DIEGO, CALIFORNIA**

## **ATTENDANCE**

Present: Chair Salas and Commissioners Adams-Brooks, Cramer, Knight, Tumminia and Yip. Also present were President and Chief Executive Officer Elizabeth Morris and Charles Christensen, General Counsel. Commissioner Grinchuk was absent.

## **10 CALL TO ORDER**

Chair Salas called the meeting to order at 9:12 a.m.

## **20 PUBLIC COMMENT**

Mr. Edward Johnson asked that he be heard later into the meeting.

## **30 COMMISSIONER COMMENTS**

Commissioner Cramer asked Ms. Morris to comment on the group that Dene Oliver of Oliver McMillan is heading up. Ms. Morris replied that the City has embarked on a planning process to create a strategy to end chronic homelessness facilitated by Fred Baronowski at United Way, chaired by Dene Oliver of Oliver McMillan Developers and asked if any of the Board members are interested in participating on the housing committee.

## **40 REPORT BY THE PRESIDENT AND CEO**

Ms. Morris stated we wouldn't know the impact of the federal budget until mid to late January; however, we do know that CDBG, HOME and other programs will be cut. HUD will be changing from a fiscal year to a calendar year for most funding cycles.

Ms. Morris requested that Item 104, Update to Housing Impact Fees on Commercial Development, be heard at later date.

Finally, Ms. Morris stated that Metro Villas Apartments developed by Interfaith Housing and City Heights CDC in conjunction with the Workforce Partnership held a grand opening last Saturday.



## **CONSENT AGENDA**

MOTION BY YIP TO APPROVE THE FOLLOWING ITEM ON CONSENT:

**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.

**105    HCR04-93    2005 Housing Commission Schedule**

**Recommendation:** Approve the 2005 meeting schedule that includes sixteen regularly scheduled meetings.

SECONDED BY TUMMINIA AND CARRIED ON A UNANIMOUS VOTE OF 6-0 WITH GRINCHUK ABSENT.

## **ACTION AGENDA**

**101    HCR04-097    Loan Modification – 4058 National Avenue (Council District 4)**

Loan Management Supervisor Vickie Monce provided a staff report.

Commissioner Yip asked if we have received repayments from residual receipts. Ms. Fisher replied yes, there are records indicating repayments have been received for years 1999-2002; however, there are no records for 2003 due to difficulty in completing the audited financial statements.

Commissioner Cramer asked what was the thinking behind the Encanto Neighborhood Planning Groups decisions? Ms. Fisher responded the design came from the desire of the community to have less density and a for-sale project. Ms. Morris added there were some legitimate concerns about the design and the way the property was laid out.

Commissioner Adams-Brooks asked if our association was solely with the 6 units and no longer with the 144 units. Ms. Fisher replied yes, and the loan was never secured by the 144-unit property.

MOTION BY TUMMINIA TO 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 54<sup>TH</sup> STREET.

ALL OTHER TERMS AND CONDITIONS OF THE SECURED LOAN WILL REMAIN IN FULL FORCE AND EFFECT. SECONDED BY KNIGHT AND CARRIED ON A UNANIMOUS VOTE OF 6-0 WITH GRINCHUK ABSENT.

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

Project Manager Peter Armstrong provided a staff report.

Chair Salas asked because of the project's location, would the project draw tenants from Poway? Mr. Ken Sauder representing Wakeland Housing and Development Corporation responded that most of the tenants would be from San Diego and the project may possibly draw a few tenants from Poway.

Commissioner Cramer stated he's in favor of the project and asked what is the status of bond issuance. Mr. Armstrong stated that the City's outstanding financial issues had kept the City from issuing bonds. However, Standard and Poor's announced recently a suspension on the ratings on debt issued by the City and specifically exempted debt issued by the Housing Authority. The nature of the housing bonds is different and, with a high level of due diligences we have been able to issue the bonds.

Commissioner Adams-Brooks asked how long competitive the list for Financial Advisor is in effect. Mr. Armstrong replied it's typically for a one-year period with a potential to extend for two additional years.

Ms. Morris commented that this project reflects efforts to disperse affordable housing throughout the City pursuant to City policy.

MOTION BY YIP TO APPROVE RECOMMENDATION 1: 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. SECONDED BY ADAMS-BROOKS AND CARRIED ON A UNANIMOUS VOTE OF 6-0 WITH GRINCHUK ABSENT.

MOTION BY YIP TO APPROVE RECOMMENDATION 2: JOE C. LITTON OF PUBLIC FINANCIAL MANAGEMENT AS FINANCIAL ADVISOR AND ORRICK, HERRINGTON & SUTCLIFFE, LLP AS BOND COUNSEL TO BEGIN WORK ON THE PROJECT.



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

This item was trailed to a later date.

**CLOSED SESSION**

The Housing Commission did not convened in closed session.

**ADJOURNMENT**

Commissioner Salas adjourned the regular meeting at 10:25 a.m.

Respectfully submitted,

Approved by,

Angie Risotti  
Executive Assistant to the President and CEO

Elizabeth C. Morris  
President and CEO