

**HOUSING AUTHORITY
OF THE CITY OF SAN DIEGO
REGULAR MEETING MINUTES
TUESDAY, OCTOBER 9, 2007**

The meeting was called to order as the Housing Authority at 2:36 pm.

ATTENDANCE

Chair Peters and members Faulconer, Atkins, Young, Frye, Madaffer, Maienschein and Hueso were present.

ADOPTION:

1. Approval of the minutes of:

September 4, 2007, September 11, 2007, September 18, 2007, and September 25, 2007.

MOTION BY HUESO TO APPROVE THIS ITEM. SECONDED BY PETERS AND WAS CARRIED ON A UNANIMOUS VOTE OF 8-0.

2. U.S. Department of Housing & Urban Development's 2007 Super Notice of Funding Availability (SuperNOFA) Continuum of Care Applications for Shelter Plus Care Program (Districts 3 & 8)

Ratify two (2) grant applications submitted under the United States Department of Housing and Urban Development's (HUD) 2007 SuperNOFA and revise the FY08 Housing Commission Budget. Authorize the Housing Commission Board to approve submission of Shelter Plus Care grant applications, amend the Housing Commission budget to include the funds, and authorize the Chief Executive Officer (CEO) to execute all required documents.

Housing Authority approves the following actions:

1. Ratify two (2) applications submitted to HUD. The grants will fund two Shelter Plus Care Programs under the City's Continuum of Care. The applications include \$769,500 for one (1) new Shelter Plus Care grant and \$357,480 for one Shelter Plus Care renewal grant.
2. Revise the FY08 Housing Commission Budget to reflect the addition of awarded funds and authorize the Chief Executive Officer (CEO) to execute all required documents to receive the funds and contract with non-profit housing providers.

3. Authorize the Housing Commission Board to approve future submission of grant applications for Shelter Plus Care Programs, amend the Housing Commission budget as needed to include the funds received should these applications be approved, and execute all required documents.

MOTION BY ATKINS TO APPROVE THIS ITEM. SECONDED BY PETERS AND WAS CARRIED ON A UNANIMOUS VOTE OF 7-0 WITH DISTRICT 8 EXCUSED.

4. FY08 Revisions to Memorandum of Understanding with S.E.I.U. Local 221 and Revisions to SDHC Personnel Policies

Approve Negotiated Memorandum of Understanding between the San Diego Housing Commission and Service Employees International Union, Local 221 for represented employees; extent salary and benefit changes to non-represented employees and management; and revisions to Personnel Policies.

Housing Authority approves the following actions:

1. Memorandum of Understanding (MOU) between the Housing Commission and Service Employees International Union, Local 221 (Union) for FY08, FY09, and FY10, including salary and benefits discussed in Attachment 1, Summary of Major Changes to Memorandum of Understanding.
2. Revisions to Personnel Policies (PO102.000) including salary and benefits for non-represented employees consistent with union-represented employees except as noted and specific policies, pay, and benefits for the Executive and Management Service.

MOTION BY MADAFFER TO APPROVE THIS ITEM. SECONDED BY PETERS AND WAS CARRIED ON A UNANIMOUS VOTE OF 7-0 WITH DISTRICT 8 EXCUSED.

Chair Peters adjourned the meeting at 2:38 pm.

The meeting reconvened as the Housing Authority at 4:19 pm.

3. Preliminary Items Pursuant to Issuing Multifamily Housing Revenue Bonds for Ten Fifty B (Council District 2)

Take the initial steps to issue Housing Authority mortgage revenue bonds to fund site acquisition and construction of the 229-unit Ten Fifty B project. Borrower would develop the property and restrict rents below market; issuance of bonds would require Housing Authority approval at a later date and is contingent upon approval of a loan by the Redevelopment Agency. Please note that although Ten Fifty B will consist of a single structure, for financing purposes, two separate project components will be created on separate legal parcels.

Housing Authority approves the following actions:

- A. Housing Authority approve two bond inducement resolutions (a “declaration of official intent”) for up to a total of \$55 million in multifamily housing revenue bonds for acquisition and construction of Ten Fifty B by Affirmed Housing Group (Affirmed);
- B. Housing Authority approve two applications (and subsequent applications if necessary) to the California Debt Limit Allocation Committee (CDLAC) for an allocation of authority to issue tax-exempt “private activity bonds” in total amount up to \$55 million for Ten Fifty B.

Member Frye asked “due diligence” questions of staff and of the developer.

Member Maienschein thanked staff for the memo answering questions relating to this project and asked “due diligence” questions of staff and of the developer.

MOTION BY FAULCONER TO APPROVE THIS ITEM. SECONDED BY HUESO AND WAS CARRIED ON A UNANIMOUS VOTE OF 7-0 WITH DISTRICT 4 EXCUSED.

Chair Peters adjourned the meeting at 4:25 pm