

HOUSING COMMISSION AGENDA

**SAN DIEGO HOUSING COMMISSION
REGULAR MEETING AGENDA
FEBRUARY 9, 2007, 9:00 A.M.
CONFERENCE ROOM
1122 BROADWAY, 4TH FLOOR
SAN DIEGO, CALIFORNIA**

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)**.

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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>.

ITEMS

10 CALL TO ORDER

Commissioners Jennifer Adams-Brooks, Khadija Basir, Todd Gloria, 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

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 HCR07-03 Request for Revision of Loan Agreement for the Acquisition, Rehabilitation and Permanent Financing of Sunburst Apartments (Council District 2)

Recommendations:

Recommend that the San Diego Housing Commission: (1) subordinate its deed of trust to an additional \$230,000 of senior financing; and (2) revise the existing Acquisition, Rehabilitation and Permanent Financing Loan Agreement loan terms to allow the Redevelopment Agency of the City Of San Diego to increase the amount of loan funds provided to pay for the unanticipated costs of flood insurance and additional rehabilitation work for the 24-unit Sunburst Apartments located at 1640 Broadway. The revised loan term would reduce the Housing Commission's pro-rata share from 24% to 23% of 50% of annual residual receipts. All other terms would remain in full force and effect.

Authorize the President and Chief Executive Officer to execute all necessary documents.

101 HCR07-07 Loan Increase For The Leah Residence (Council District 2)

Recommendation:

Approve and forward to the Housing Authority a recommendation to increase a \$75,000 loan to \$927,500 as permanent financing for 23 units (one unrestricted two-bedroom unit is occupied by a resident manager) of permanent supportive rental housing for homeless residents with special needs and authorize the President and Chief Executive Officer to execute all necessary documents.

102 HCR07-08 Preliminary Items Pursuant to Issuing Multifamily Housing Revenue Bonds for Redwood Villas Apartments (Council District 4)

Recommendations:

1. Housing Commission recommend the:
 - A. Housing Authority approve a bond inducement resolution (a "declaration of official intent") for up to \$7 million in multifamily housing revenue bonds for rehabilitation of the Redwood Villa Apartments by San Diego Interfaith Housing Foundation

(“Interfaith”);

- B. Housing Authority approve an application (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 an amount up to \$7 million for Redwood Villa 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 \$7 million by the Housing Authority for Redwood Villa Apartments located at 3060 53rd Street in the City of San Diego.
2. Housing Commission approve a financing team of Stradling, Yocca, Carlson & Rauth as bond counsel and Public Financial Management as financial advisor to begin work on the project.

103 HCR07-09 Application for Fiscal Year 2008 Community Development Block Grant (CDBG) Funds (Citywide)

Recommendations:

That the President and Chief Executive Officer be authorized to:

1. Apply to the City for 20 percent of the City’s FY 2008 CDBG funds for affordable housing, in conformance with City Council Policy 700.02;
2. Execute a contract with the City for the amount allocated to the Housing Commission and any additional amount, allocated to other agencies, that the Housing Commission may be asked to administer on the City’s behalf; and
3. Execute contracts with other agencies receiving CDBG allocations that the City Council may ask the Housing Commission to administer.

**104 Cash-Out Refinancing First Time Homebuyer Loans Workshop
(non action item)**

Review procedures and circumstances for cash-out refinancing of shared equity and shared appreciation loans.

CLOSED SESSION

It is anticipated that the San Diego Housing Commission will convene in closed session on Friday, February 9, 2007, 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.
- 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 pursuant to subdivision (c) of 54954.5 Government Code and subdivision (a) of Section 54956.9:

Hector Martinez and Elevia Martinez v. San Diego Housing Commission
Superior Court of the State of California, Case No. GIC877959

Counsel's Description of General Nature of Closed Session:

The Commission will discuss the progress of the litigation initiated against the Commission by Hector and Elevia Martinez. General Counsel will update the board regarding the progress of the defense of the action.

- b. Conference with Legal Counsel-Existing Litigation pursuant to subdivision (c) of 54954.5 Government Code and subdivision (a) of Section 54956.9:

Kimberly T. Hoang v. San Diego Housing Commission
Superior Court of the State of California, Case No. GIC878390

Counsel's Description of General Nature of Closed Session:

The Commission will discuss the progress of the litigation initiated by former employee Kimberly T. Hoang against the Commission. General Counsel will update the board regarding the defense of the action.

- V. Announcement of Actions Taken in Closed Session.
- VI. Adjournment

**INFORMATIONAL REPORTS ISSUED SINCE THE LAST
HOUSING COMMISSION MEETING ON DECEMBER 15, 2006**

HCR07-01	1 st Quarter FY07 Budget Status Report
HCR07-04	2 nd Quarter FY07 Investment Status Report
HCR07-05	2 nd Quarter FY07 Settlement of Pending Litigation Report