

# MINUTES

SAN DIEGO HOUSING COMMISSION  
MINUTES OF THE REGULAR MEETING  
FEBRUARY 9, 2007, 9:00 A.M.  
1122 BROADWAY  
SAN DIEGO, CALIFORNIA

## ATTENDANCE

Present were Chair Sal Salas and Commissioners Khadija Basir, Jennifer Adams-Brooks, Todd Gloria and Alice Tumminia. Also present were Chuck Christensen, General Counsel and President and Chief Executive Officer Elizabeth Morris. Commissioner Tony Yip was absent.

## 10 CALL TO ORDER

Chair Salas called the meeting to order at 9:10 a.m.

## 20 PUBLIC COMMENT

None

## 30 COMMISSIONER COMMENTS

None

*Chair Salas asked that the Report by the President & Chief Executive Officer be trailed until after Item #104 was heard.*

## CONSENT AGENDA

MOTION BY ADAMS-BROOKS TO APPROVE THE FOLLOWING ITEMS ON CONSENT:

## 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. Borrower is Catholic Charities 9<sup>th</sup> & F Street, LP for The Leah Residence, located at 798 Ninth Avenue.

**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.

SECONDED BY BASIR AND CARRIED ON A UNANIMOUS VOTE OF 5-0 WITH YIP ABSENT.

MOTION BY ADAMS-BROOKS TO APPROVE THE FOLLOWING ITEMS ON CONSENT:

**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 developed by San Diego Lesbian, Gay, Bisexual, Transgender Community Center, Inc. and 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.

*General Counsel stated that Commissioner Gloria is a Board member and Chair of The Center a 501C.3, and constitutes a non-interest under Government Code Section 1091.5 and is entitled to vote. Commissioner Gloria elected to abstain from voting on this matter.*

SECONDED BY BASIR AND CARRIED ON A UNANIMOUS VOTE OF 4-0 WITH GLORIA ABSTAINING AND YIP ABSENT.

**ACTION AGENDA**

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

Supervising Project Manager Peter Armstrong gave a staff report.

Commissioner Adams-Brooks asked how often are RFP's for financial consultants are done. Mr. Armstrong replied approximately every two-three years.

Commissioner Gloria asked about the renovation costs per unit. Mr. Armstrong stated that the cost is approximately \$10,000-15,000 per unit. Mr. Matt Jumper, representing San Diego Interfaith Housing Foundation, stated that the units are about 20 years old and in good shape. The scope of work includes a new HVAC system, roof, parking lot and landscaping as well as new kitchen and bath cabinets and fixtures in each unit.

MOTION BY GLORIA TO APPROVE RECOMMENDATION: **1) 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 53<sup>RD</sup> STREET IN THE CITY OF SAN DIEGO.** SECONDED BY ADAMS-BROOKS AND CARRIED ON A UNANIMOUS VOTE OF 5-0 WITH YIP ABSENT.

MOTION BY ADAMS-BROOKS TO APPROVE RECOMMENDATION: **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. SECONDED BY BASIR AND CARRIED ON A UNANIMOUS VOTE OF 5-0 WITH YIP ABSENT.**

SECONDED BY BASIR AND CARRIED ON A UNANIMOUS VOTE OF 4-0 WITH GLORIA ABSTAINING AND YIP ABSENT.

**ACTION AGENDA**

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**104 Cash-out Refinancing First Time Homebuyer Loans Workshop**

Loan Management Supervisor Vicki Monce gave a presentation on the program procedures and circumstances for cash-out refinancing of shared equity and shared appreciation loans. Commissioners discussed the benefits of refining the program procedures to ensure it continues to be effective for both the homeowner and the Housing Commission. No action was taken.

**CLOSED SESSION**

The San Diego Housing Commission convened in closed session to discuss 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

**NO ACTION TAKEN**

- 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

**NO ACTION TAKEN**

**40 REPORT BY THE PRESIDENT & CHIEF EXECUTIVE OFFICER**

Ms. Morris announced to the board that there have been three significant changes to the management team. First, Director of Financial Services Ed Mauk resigned. Secondly, Director of Rental Assistance Pat Zamora is stepping down to an Assistant Director position. And lastly, Chief Operating Officer Carrol Vaughan will be leaving her full-time employment with the Housing Commission next month. However, she will continue on a part-time basis for several months. Ms. Morris mentioned the five remaining Directors met last week to plan for the transition. She also talked about the Housing Commission's recruiting strategy and succession planning.

Ms. Morris announced yesterday's opening of Sagewood at Stonebridge Estates located in Scripps Ranch and just south of Pomerado Road. There are 106 affordable rental units serving

the low-income families earning 50-60% of AMI. Developers included McMillin Land Development, Brookfield Homes, Fairfield Properties and Wakeland Housing. The project meets the North City FUA Inclusionary housing requirements for a larger for sale development.

**ADJOURNMENT**

Commissioner Salas adjourned the regular meeting at 10:49 a.m.

Respectfully submitted,



Angie Risotti  
Executive Assistant to the President and CEO

Approved by,



Elizabeth Morris  
President and CEO