

HOUSING COMMISSION AGENDA

SAN DIEGO HOUSING COMMISSION
SPECIAL MEETING AGENDA
APRIL 27, 2007, 9:00 A.M.

**SMART CORNER
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

50 APPROVAL OF THE MINUTES

Approval of the minutes of the March 2, 2007 regular meeting.

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 HCR07-32 Application for Funding to the Office of Community Services,
U.S. Department of Health and Human Services (Districts 2, 3, 4, 7 and 8)**

Recommendations:

1. Ratify a grant application to the Office of Community Services, U.S. Department of Health and Human Services to fund an Assets for Independence Program.
2. Approval to forward to Housing Authority for authorization to revise the FY08 Housing Commission Budget to reflect the addition of awarded funds, and to authorize the Chief Executive Officer (CEO) to execute all required documents.

101 HCR07-11 2006 Annual Audit Reports

Recommendation:

Staff recommends that the Housing Commission accept and approve the Fiscal Year 2006 Audit Reports prepared by The Reznick Group, an independent audit firm.

**102 HCR07-31 Preliminary Items Pursuant to Issuing Multifamily Housing Revenue
Bonds for Parkside Terrace Apartments (Council District 2)**

Recommendations:

1. Housing Commission recommend the:
 - A. Housing Authority approve a bond inducement resolution (a “declaration of official intent”) for up to \$18 million in multifamily housing revenue bonds for construction of the Parkside Terrace Apartments by Wakeland Housing and Development Corporation (Wakeland);
 - 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 \$18 million for Parkside Terrace 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 \$18 million by the Housing Authority for Parkside Terrace Apartments located at 505 13th Street in the City of San Diego.

2. Housing Commission approve the financing team of Quint & Thimmig as bond counsel and CSG Advisors as financial advisor to begin work on the project.

103 HCR07-34 Affordable Housing Fund Fiscal Year 2008 Annual Plan (Citywide)

Recommendation:

That the Housing Commission hold a public hearing on the draft AHF FY08 Annual Plan and recommend that the City Council approve the plan after incorporating any Housing Commission direction.

104 HCR07-33 FY08 Budget (workshop)

Recommendations:

1. Housing Commission and Housing Authority adoption of the \$231.3 million FY08 Proposed Activity Based Budget (Attachment 1).
2. Housing Authority delegation to the Housing Commission to amend the FY08 Budget for amounts up to \$500,000 consistent with prior delegation of the Housing Authority and with adopted policies, programs and activities.
3. Housing Commission continued delegation of authority to the President & CEO to amend the FY08 Budget for amounts up to \$100,000 consistent with policies, programs and activities approved by the Housing Commission and Housing Authority.

CLOSED SESSION

It is anticipated that the San Diego Housing Commission will convene in closed session on Friday, April 27, 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, IV.
- III. Commissioner public comments, if any.
- IV. Commission will convene in closed session to consider the following agenda:

Conference with Labor Negotiators-Pursuant to Government Code Section 54957.6:

Agency Representatives: Terry Whitesides for the San Diego Housing Commission

Employee Organization: Social Services Union, Local 535, AFL-CIO

Counsel's Description: Labor Negotiator will seek direction from the Commission concerning labor negotiations.

V. Announcement of Actions Taken in Closed Session.

VI. Adjournment.

**INFORMATIONAL REPORTS ISSUED SINCE THE LAST
HOUSING COMMISSION MEETING ON MARCH 23, 2007**

HCR07-15 Second Quarter FY07 Budget Status Report

HCR07-24 Semi-Annual Equal Opportunity and Small Contracts Status Report for the First
Half of Fiscal Year 2007

HCR07-25 Multifamily Bond Program – Annual Status Report for Calendar Year 2006

HCR07-30 Townspeople