

# HOUSING COMMISSION AGENDA

SAN DIEGO HOUSING COMMISSION  
REGULAR MEETING AGENDA  
JUNE 15, 2007, 9:00 A.M.  
CITY ADMINISTRATION BUILDING  
COUNCIL CHAMBERS  
202 C STREET, 12<sup>TH</sup> 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 April 27, 2007 special 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    HCR07-51    Pension Consultant Contract Amendment**

**Recommendation:**

Amend Section 103, of the Housing Commission’s contract with The Epler Company to increase the rate of compensation from a not to exceed sum of Eighty Eight Thousand, Five Hundred Dollars (\$88,500) to One Hundred Fifty Three Thousand, Five Hundred Dollars (\$153,500). The approval of this amendment will ensure adequate funding for the specified three-year period of the contract.

**101    HCR07-42    U.S. Department of Housing & Urban Development’s 2007 Super Notice of Funding Availability (SuperNOFA) Continuum of Care Applications for Shelter Plus Care Program**

**Recommendations:**

1. Ratify seven (7) applications to HUD which will fund the Shelter Plus Care Program under the City’s Continuum of Care. The applications include \$769,500 for one (1) new Shelter Plus Care grant and \$1,204,908 for six (6) Shelter Plus Care renewal grants.

2. Request approval to forward to Housing Authority for authorization to revise the FY08 Housing Commission Budget to reflect the addition of awarded funds which require Housing Authority authorization and authorize the Chief Executive Officer (CEO) to execute all required documents.

**102    HCR07-52    Approval of FY08 Asset Management Project and Central Office Cost Center Budgets**

**Recommendations:** That the Housing Commission approve the proposed FY08 Asset Management Project (AMP) and Central Office Cost Center (COCC) Budgets prepared in accordance with Operating Fund Rule (24 CFR Part 990) and HUD Handbook 7475.1.

**103    HCR07-43    Renaissance at North Park Senior Apartments, 4330 30<sup>th</sup> Street (Council District 3)**

**Recommendations:**

1. Approve a revision to the Declarations of Covenants, Conditions and Restrictions to reflect the adjustment of HOME units from nine (9) two-bedroom units and two (2) one-bedroom units to seven (7) two-bedroom

units and four (4) one-bedroom units at the Renaissance at North Park Senior Apartments, 4330 30<sup>th</sup> Street (Council District 3)

2. Authorize the President and Chief Executive Officer, or designee, to execute any and all documents necessary to facilitate this revision.

**104    HCR07-44    YWCA Transitional Housing Development (Confidential Address)**

**Recommendations:** Subject to the conditions described below, the San Diego Housing Commission recommends Housing Authority approval of:

1. An increase of up to \$500,000 to the previously approved \$1,686,000 residual receipts 0% interest loan to the YWCA of San Diego County; and
2. Authorize the President and Chief Executive Officer, or designee, to execute any and all documents necessary to make the approved loan.

**105    HCR07-45    The Cove Supportive Housing Development, 5288 El Cajon Boulevard (Council District 3)**

**Recommendations:**

1. Recommend Housing Authority approval of a transfer of ownership and substitution of loan approval from Jewish Family Services to its development partner, The Association of Community Housing Solutions (TACHS), for The Cove Supportive Housing Development, formerly known as Hope Village, 5288 El Cajon Boulevard (Council District 3), and;
2. Authorize the subordination of the San Diego Housing Commission loan to the State of California Multifamily Housing Program (MHP) and the Mental Health Services Act (MHSA) should it be necessary, in accordance with the new financing program requirements.
3. Authorize the President and Chief Executive Officer, or designee, to execute any and all documents necessary for these individual and separate transactions.

**106    HCR07-46    Mayberry Apartments, 4328-4390 Mayberry Street (Council District 4)**

**Recommendations:**

1. Recommend Housing Authority approval of a revision to the current loan terms to allow for a loan re-finance by Southeastern Economic Development Corporation (SEDC); and,
2. Recommend a pro-rata sharing of residual receipts payments for a second SEDC loan; and,
3. Authorize the President and Chief Executive Officer, or designee, to execute any and all documents necessary for these individual and separate transactions.
- 4.

**107    HCR07-50    Preliminary Items Pursuant to Issuing Multifamily Housing Revenue Bonds for Colina Park North Apartments (Council District 7)**

**Recommendations:**

1.     Housing Commission recommend the:
  - A.    Housing Authority approve a bond inducement resolution (a “declaration of official intent”) for up to \$5 million in multifamily housing revenue bonds for acquisition and rehabilitation of the Colina Park North Apartments by Hamilton San Diego Apartments, LLC (Hamilton LLC);
  - 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 \$5 million for Colina Park North 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 \$5 million by the Housing Authority for Colina Park North Apartments located at 4333 Dawson Avenue in the City of San Diego.
2.     Housing Commission approve the financing team of Stradling Yocca Carlson and Rauth as bond counsel and CSG Advisors as financial advisor to begin work on the project.

**108    HCR07-49    Preliminary Items Pursuant to Issuing Multifamily Housing Revenue Bonds for Boulevard Apartments (Council District 3)**

**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 development of the Boulevard Apartments, by S.V.D.P. Management, Inc. (SVDP) and Chelsea Investment Corporation (Chelsea);
  - 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 the Boulevard Apartments; and,

- D. 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 the Boulevard Apartments located at 3133-3137 El Cajon Boulevard in the City of San Diego.
2. Housing Commission approve a financing team of Quint & Thimmig LLP as bond counsel and Ross Financial as financial advisor to begin work on the project.

**109    HCR07-36    Residual Receipts Loan for the Acquisition and Rehabilitation of Villa Nueva Apartments (Council District 8)**

**Recommendations:**

1. That, subject to the conditions described below, the San Diego Housing Commission recommend Housing Authority approval of:
  - a) A residual receipts loan of up to \$9,210,000 to Steadfast Villa Nueva, L.P. a California Limited Partnership, to fund the acquisition and rehabilitation of Villa Nueva Apartments, located at 3604 Beyer Boulevard; and
  - b) Authorizing the President and Chief Executive Officer, or designee, to execute any and all documents necessary to make the approved loan.
2. That the Housing Commission approve a change to the previously approved financing team to substitute Ross Financial for Public Financial Management to work as financial advisor on the project.

**CLOSED SESSION**

It is anticipated that the San Diego Housing Commission will convene in closed session on Friday, June 15, 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.

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**INFORMATIONAL REPORTS ISSUED SINCE THE LAST  
HOUSING COMMISSION MEETING ON MAY 25, 2007**

HCR07-41      Status of Loan Portfolio – Third Quarter Fiscal Year 2007