

# HOUSING COMMISSION AGENDA

SAN DIEGO HOUSING COMMISSION  
REGULAR MEETING AGENDA  
SEPTEMBER 14, 2007, 9:00 A.M.  
SMART CORNER  
CONFERENCE ROOM  
1122 BROADWAY, 4<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)**.

**Assistive Listening Devices (ALDs):** Are available from the City Clerk's Office prior to the meeting, and are to be returned at the end of the meeting.

**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 June 15, 2007, July 13, 2007 and August 3, 2007 regular meetings.

**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    HCR07-80      Adoption of Resolution Authorizing Bank Accounts and Designating Co-signatories**

**Recommendation:**

Adopt a resolution designating co-signatories on Housing Commission bank accounts and authorizing staff to open new accounts. This action would update prior authorization for subsequent title changes, add additional signatories and allow for continuity when future title changes take place. This action would also allow management to add accounts under an existing bank contract and/or add new accounts in other banking institutions to accommodate funding source requirements.

**101    HCR07-38      FY08 Revisions to Memorandum of Understanding with S.E.I.U. Local 221 and Revisions to Personnel Policies**

**Recommendations:** Approval of the following:

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 and for the Executive and Management Services consistent with union-represented employees except as noted (summarized in Attachment 3).

102     **HCR07-77**     **Preliminary Items Pursuant to Issuing Multifamily Housing Revenue Bonds for Bay Vista Methodist Heights (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 \$27 million in multifamily housing revenue bonds for Bay Vista Methodist Heights (Bay Vista) to be developed by the Amerland Group, LLC (Amerland);
  - 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 \$27 million for Bay Vista; 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 \$27 million by the Housing Authority for Bay Vista located at 4888 Logan Avenue 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     **HCR07-79**     **Preliminary Items Pursuant to Issuing Multifamily Housing Revenue Bonds for Ten Fifty B (Council District 2)**

**Recommendations:**

1. Housing Commission recommend the:
  - 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; and,
  - D. City Council hold a public hearing (*known as a TEFRA hearing -*

Tax Equity and Fiscal Responsibility Act) and adopt two resolution approving the issuance of tax-exempt bonds in a total amount of up to \$55 million by the Housing Authority for Ten Fifty B to be located at 1050 B Street in the City of San Diego.

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

### **CLOSED SESSION**

It is anticipated that the San Diego Housing Commission will convene in closed session on Friday, September 14, 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-Anticipated Litigation Claim pursuant to subdivision (c) of 54954.5 Government Code and subdivisions (c) of Section 54956.9:

*One matter – Anticipated Litigation against the owner of 165 Treewood Street, San Diego 92114*

#### Counsel's Description of General Nature of Closed Session:

The Commission will discuss initiating a lawsuit against the owner of 165 Treewood Street, San Diego, CA.

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

*J&J Properties A, LLC v. San Diego Housing Commission, et al.  
San Diego Superior Court, Case No. GIC858800*

#### Counsel's Description of General Nature of Closed Session:

The Commission will discuss the progress of litigation.

- c. 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 and a statutory offer that was served upon the Commission by the Plaintiff.

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

---

**INFORMATIONAL REPORTS ISSUED SINCE THE LAST  
HOUSING COMMISSION MEETING ON AUGUST 3, 2007**

HCR07-60	Annual Report – Section 8 Management Assessment Program (Citywide)
HCR07-68	4 <sup>th</sup> Quarter FY07 Investment Status
HCR07-69	4 <sup>th</sup> Quarter FY07 Loan Portfolio Status
HCR07-71	4 <sup>th</sup> Quarter FY07 Activity Performance (Citywide)
HCR07-73	Annual Report of FY07 Collection Write-Offs (Citywide)
HCR07-82	FY07 Consolidated Annual Performance and Evaluation Report (CAPER)