

# MINUTES

**SAN DIEGO HOUSING COMMISSION  
MINUTES OF THE SPECIAL MEETING  
SEPTEMBER 14, 2007, 9:00 A.M.  
SMART CORNER  
SAN DIEGO, CALIFORNIA**

## **ATTENDANCE**

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

## **10 CALL TO ORDER**

Chair Salas called the meeting to order at 9:16 a.m.

## **20 PUBLIC COMMENT**

None

## **30 COMMISSIONER COMMENTS**

The Board and General Counsel congratulated Ms. Morris on her announcement of her upcoming retirement. The Board thanked and praised her for the dedication shown for the past 35 years.

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

Ms. Morris talked about the approval of HUD's disposition application of 1366 public housing units. The public housing is owned by the Housing Authority and HUD requires that the public housing units be sold to the Housing Commission for \$1 per unit. She also announced that Land Use & Housing (LU&H) will host a workshop on Supportive Housing on September 19, 2007. Finally, Ms. Morris announced Dale Royal was leaving CCDC and moving to the East Coast. She thanked him for a great working relationship and for his many years of service with CCDC.

## **50 APPROVAL OF THE MINUTES**

MOTION BY YIP TO APPROVE THE JUNE 15, 2007 REGULAR MEETING MINUTES. SECONDED BY ADAMS-BROOKS AND CARRIED ON A UNANIMOUS VOTE OF 4-0 WITH GLORIA ABSTAINING.

MOTION BY GLORIA TO APPROVE THE JULY 13, 2007 REGULAR MEETING MINUTES. SECONDED BY BASIR AND CARRIED ON A UNANIMOUS VOTE OF 5-0.

MOTION BY YIP TO APPROVE THE AUGUST 3, 2007 REGULAR MEETING MINUTES. SECONDED BY GLORIA AND CARRIED ON A UNANIMOUS VOTE OF 5-0

### **CONSENT AGENDA**

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

**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.

SECONDED BY GLORIA AND CARRIED ON A UNANIMOUS VOTE OF 5-0.

### **ACTION AGENDA**

*Chair Salas asked that item 101 be trailed to the end of the agenda.*

**102    HCR07-77    Preliminary Items Pursuant to Issuing Multifamily Housing Revenue Bonds for Bay Vista Methodist Heights (Council District 4)**

Supervising Project Manager Peter Armstrong gave a staff report.

Commissioners asked numerous questions of staff and developers regarding cash flows and debt service allocations.

MOTION BY YIP TO APPROVE THE FOLLOWING RECOMMENDATIONS: **A)** 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 APPROVAL OF 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. SECONDED BY ADAMS-BROOKS AND CARRIED ON A UNANIMOUS VOTE OF 5-0.

MOTION BY ADAMS-BROOKS TO 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.

**103    HCR 07-79    Preliminary Items Pursuant to Issuing Multifamily Housing Revenue Bonds for Ten Fifty B (Council District 2)**

Supervising Project Manager Peter Armstrong gave a staff report.

Commissioner Basir asked how CCDC voted on this project. Dale Royal representing Centre City Development Corporation (CCDC) stated they voted unanimously for the project, emphasizing downtown family housing is a top concern.

Commissioner Yip asked about the total cost. Mr. Royal replied Type 1 high rise buildings require significant amounts of steel and concrete and the underground parking resulted in high costs.

Commissioner Salas asked about the 60 year affordability. Mr. Royal stated that at the end of the 60-year ground lease, CCDC will own the building.

MOTION BY GLORIA TO RECOMMEND THE FOLLOWING: **1) A.** 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.** APPROVE TWO APPLICATIONS (AND SUBSEQUENT APPLICATIONS IF NECESSARY) TO THE CALIFORNIA DEBT LIMIT ALLOCATION COMMITTEE (CDLAC) FOR AN ALLOCATION TO ISSUE TAX-EXEMPT "PRIVATE ACTIVITY BONDS" IN TOTAL AMOUNT UP TO \$55 MILLION FOR TEN FIFTY B; AND, **C.** 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)** APPROVE THE FINANCING TEAM OF QUINT & THIMMIG AS BOND COUNSEL AND ROSS FINANCIAL SERVICES AS FINANCIAL ADVISOR TO BEGIN WORK ON THE PROJECT. SECONDED BY BASIR AND CARRIED ON A UNANIMOUS VOTE OF 5-0.

**101    HCR 07-38    FY08 Revisions to Memorandum of Understanding with S.E.I.U. Local 221 and Revisions to Personnel Policies**

Vice President and COO Carrol Vaughan presented the FY08 Revisions to Memorandum of Understanding (MOU) and Revisions to Personnel Policies. The Board asked various questions of staff regarding the revisions.

MOTION BY ADAMS-BROOKS TO APPROVE THE FOLLOWING RECOMMENDATIONS: 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). SECONDED BY BASIR AND CARRIED ON A UNANIMOUS VOTE OF 5-0.

### **CLOSED SESSION**

The San Diego Housing Commission convened in closed session to discuss 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*

BY A VOTE OF 5-0 BOARD GAVE INSTRUCTION TO COUNSEL TO INITIATE LITIGATION.

- 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*

NO DIRECTION GIVEN

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

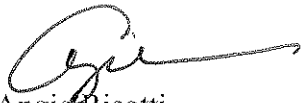
*Hector Martinez and Elevia Martinez v. San Diego Housing Commission  
Superior Court of the State of California, Case No. GIC877959*

BY A VOTE OF 5-0 BOARD GAVE INSTRUCTION TO COUNSEL TO INITIATE  
LITIGATION.

**ADJOURNMENT**

Chair Salas adjourned the regular meeting at 10:48 a.m.

Respectfully submitted,



Angie Risotti  
Executive Assistant to the President and CEO

Approved by,



Elizabeth Morris  
President and CEO

