

HOUSING COMMISSION AGENDA

SAN DIEGO HOUSING COMMISSION
REGULAR MEETING AGENDA
NOVEMBER 9, 2007, 9:00 A.M.
CITY ADMINISTRATION BUILDING
COUNCIL CHAMBERS
202 C STREET, 12TH FLOOR
SAN DIEGO, CALIFORNIA

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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 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

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 HCR07-93 Award of Contract for Interior and Exterior Improvements at Various Public Housing Sites (Asset Management Project 5 – Districts 4 & 7)

Recommendations:

- 1) That the Housing Commission accept the bid and approve the award of a contract to Strong Arm Construction, in the amount of \$245,250 for interior and exterior improvements at various public housing sites.
- 2) Authorize the President & Chief Executive Officer to execute the contract (Attachment 1) and expend up to a ten percent contingency (\$24,525) if necessary, for items not anticipated in the original scope of work.

101 HCR07-92 Award of Contract for Interior and Exterior Improvements at Various Public Housing Sites (Asset Management Project 4 – Districts 3, 7, 8)

Recommendations:

- 1) That the Housing Commission approve the award of a contract to JTB Restoration, Inc., in the amount of \$160,000 for exterior building improvements at various public housing sites.
- 2) Authorize the President & Chief Executive Officer to execute the contract (Attachment 1) and expend up to a ten percent contingency (\$16,000) if necessary, for items not anticipated in the original scope of work.

102 HCR07-86 Application for Mortgage Credit Certificate Allocation (Citywide)

Recommendation: Approval by the Housing Commission and the Housing Authority to submit an application and pay required deposits to the California Debt Limit Allocation Committee (CDLAC) for up to a \$25 million MCC allocation during the period of January 1, 2008 through December 31, 2008.

103 HCR07-85 Operating Assistance Grant for TACHS

Recommendation: Approve a grant of \$90,000 to TACHS, to pay for additional staffing for one year, so as to be in a position to develop additional permanent supportive housing using new State funding.

104 HCR07-87 Final Bond Authorization for Colina Park North Apartments

Recommendation: The Housing Authority authorize the issuance of up to \$4.5 million in housing revenue bonds to fund the acquisition and rehabilitation of 64 multifamily affordable housing units, located at 4333 Dawson Avenue, by Hamilton San Diego Apartments, L.P. (Hamilton LP).

105 HCR07-88 Sale of general partnership interest in Canyon Rim Apartments (Council District 1)

Recommendation: Approve the sale of general partnership interest in Canyon Rim Apartments by a Fairfield Properties affiliate, FF Canyon Rim, LLC (Fairfield) to an affiliate of Steadfast Investment Properties, Steadfast Canyon Rim, LLC (Steadfast); approve the change of management agents from a Fairfield affiliate to a Steadfast affiliate; and authorize the President and Chief Executive Officer to execute all necessary documents.

106 HCR07-89 Sale of general partnership interest in Stratton Apartments (Council District 6)

Recommendation: Approve the sale of general partnership interest in Stratton Apartments by a Fairfield Properties affiliate, FF Stratton, LLC (Fairfield) to an affiliate of Steadfast Investment Properties, Steadfast Stratton, LLC (Steadfast); approve the change of management agents from a Fairfield affiliate to a Steadfast affiliate; and authorize the President and Chief Executive Officer to execute all necessary documents.

107 HCR07-90 Actions Establishing President & Chief Executive Officer Compensation

Recommendation: That the Board establish the compensation package for the CEO as recommended by the Performance Evaluation Ad Hoc Committee.

108 HCR07-97 HOME Funding of up to \$250,000 for a Temporary Tenant-Based Rental Subsidy Program for Victims of October 2007 Wildfires

Recommendations:

1. Authorize the President and Chief Executive Officer to transfer up to \$250,000 in federal HOME funds from Housing Finance activities to Rental Services activities to provide up to two years of rental subsidy for families who were displaced by the October wildfires in the City of San Diego. The rental subsidy formula and program rules would be adapted from the standard Section 8 Voucher Program.
2. Approve the related budget amendment and authorize the President and CEO to execute all necessary documents.

CLOSED SESSION

It is anticipated that the San Diego Housing Commission will convene in closed session on Friday, November 9, 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-Existing Litigation pursuant to subdivision (c) of Government Code Section 54954.5 and subdivision (a) of Government Code 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 offer of settlement and compromise made by Plaintiff.

- b. Conference with Legal Counsel-Existing Litigation pursuant to subdivision (c) of Government Code Section 54954.5 and subdivision (a) of Government Code 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 will seek direction from the Board on the defense of the case.

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

One matter – *Anticipated Litigation against the owner of 14692 Via Fiesta, Unit No. 9, San Diego, CA*

Counsel's Description of General Nature of Closed Session:

The Commission will discuss initiating a lawsuit against the owner of 14692 Via Fiesta, No. 9, San Diego, CA.

- V. Announcement of Actions Taken in Closed Session.
 - VI. Adjournment.
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**INFORMATIONAL REPORTS ISSUED SINCE THE LAST
HOUSING COMMISSION MEETING ON SEPTEMBER 14, 2007**

HCR07-70	4 th Quarter FY07 Budget Status
HCR07-72	Semi-Annual Equal Opportunity and Small Contracts Status Report for the Second Half of Fiscal Year 2007
HCR07-74	Annual Report on Travel and Training Expenses for FY 2007
HCR07-83	Mobile Home Community Issues Committee Annual Report
HCR07-91	Notice of Settlement of Pending Litigation – First Quarter FY 2008 (Citywide)
Report to City Council	FY07 Status Report on Affordable Housing Production (Citywide)