



SAN DIEGO
HOUSING
COMMISSION

AGENDA

SAN DIEGO HOUSING COMMISSION
REGULAR MEETING AGENDA
MARCH 11, 2016, 9:00 A.M.
SMART CORNER
4TH FLOOR CONFERENCE ROOM
1122 BROADWAY
SAN DIEGO, CALIFORNIA 92101

Chair Gary Gramling
Vice Chair Roberta Spoon
Commissioner Margaret Davis
Commissioner Kellee Hubbard
Commissioner Ben Moraga
Commissioner Dorothy Surdi
Commissioner Frank Urtasun

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ITEMS

10 CALL TO ORDER

20 NON-AGENDA PUBLIC COMMENT

At this time, individuals may address the San Diego Housing Commission (Housing Commission) on any subject in its area of responsibility that is not presently pending before the Housing Commission. Communications are limited to three minutes. Pursuant to the Brown Act, the Housing 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



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40 REPORT BY THE PRESIDENT & 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 will be taken.

50 APPROVAL OF THE MINUTES

February 12, 2016, Regular Meeting

100 [HCR16-018 Amendment to the Agreement with Point Loma Nazarene University for an Economic Impact Study](#)

That the San Diego Housing Commission (Housing Commission) take the following actions:

- 1) Approve an amendment to the agreement between the Housing Commission and Point Loma Nazarene University to increase the current not-to-exceed amount by \$73,284 to a not-to-exceed amount of \$127,568.75; and
- 2) Authorize the President & Chief Executive Officer of the Housing Commission, or designee, to execute all documents and instruments that are necessary and/or appropriate to implement these approvals, in a form approved by General Counsel, and take such actions as are necessary and/or appropriate to implement these approvals.

101 [HCR16-024 Final Bond Authorization for Fairbanks Terrace](#)

That the San Diego Housing Commission (Housing Commission) recommend the Housing Authority of the City of San Diego (Housing Authority) authorize the issuance of up to \$15,300,000 in tax-exempt multifamily housing revenue bonds/note to fund the construction of Fairbanks Terrace, an 83-unit affordable housing development for seniors age 62 and older, to be located in Black Mountain Ranch at the intersection of Paseo del Sur and Del Sur Ridge Road.

102 [HCR16-025 Final Bond Authorization for Mesa Verde \(formerly known as Mission Gorge\) Apartments](#)

That the San Diego Housing Commission (Housing Commission) recommend the Housing Authority of the City of San Diego (Housing Authority) authorize the issuance of up to \$22,400,000 in tax-exempt multifamily housing revenue bonds/note to fund the construction of



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Mesa Verde (formerly known as Mission Gorge) Apartments, a 90-unit affordable housing development for families, to be located in the Navajo community at 7785 Mission Gorge Road.

103 HCR16-026 Fiscal Year 2017 Moving to Work Annual Plan Approval

That the San Diego Housing Commission (Housing Commission) take the following actions:

- 1) Approve the Fiscal Year (FY) 2017 Moving to Work (MTW) Annual Plan; and
- 2) Authorize the President & Chief Executive Officer, or designee, to execute all documents and instruments necessary and/or appropriate to implement these approvals, in a form approved by General Counsel, and to take such actions as are necessary and/or appropriate to implement these approvals.

104 HCR16-027 Workshop & Discussion: San Diego City-County Reinvestment Task Force

NO ACTION IS REQUIRED ON THE PART OF THE HOUSING COMMISSION

A workshop will be presented about the San Diego City-County Reinvestment Task Force, which is administered on behalf of the City of San Diego and County of San Diego by the San Diego Housing Commission.

CLOSED SESSION

It is anticipated that the San Diego Housing Commission will convene in closed session on Friday, March 11, 2016, 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 comments, if any.**
- IV. **Commission will convene in closed session to consider the following agenda:**
 - A. **CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION pursuant to subdivision (c) of section 54954.5 of the**



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Government Code and pursuant to subdivision (d)(1) of section 54956.9:

Two (2) potential matters.

Counsel's Description of General Nature of Closed Session:

Counsel will discuss potential litigation arising out of Bayview Community Development Corporation related to its affordable housing located on Stork Street.

Counsel will also discuss potential litigation arising out of services rendered by Royal Property Management, Inc. at the Sanford Hotel and will seek direction concerning the matter.

B. CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION pursuant to subdivision (c) of section 54954.5 of the Government Code and pursuant to subdivision (d)(1) of section 54956.9:

Two (2) matters:

Marian L. Malzahn, et al. vs. San Diego Housing Commission, et al., Superior Court of California, County of San Diego, Case No. 37-2013-00079570-CU-WT-CTL; and

Maria T. Ahamed vs. San Diego Housing Commission, Superior Court of California, County of San Diego, Case No. 37-2014-00033188-CU-WT-CTL

Counsel's Description of General Nature of Closed Session:

Counsel will discuss the existing litigation, will report on status and will seek direction from the Commission concerning the same.

C. CONFERENCE WITH LABOR NEGOTIATORS pursuant to Government Code section 54957.6:

Agency Representatives: Rick Gentry, Jeff Davis, Michael McKenna, Tina Holmes, Charles B. Christensen and Joel Mason for the San Diego Housing Commission



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Employee Organization: Service Employees International Union Local 221, AFL-CIO

Counsel's Description of General Nature of Closed Session: Agency Representatives will seek direction from the Commission concerning labor negotiations.

D. CONFERENCE WITH REAL PROPERTY NEGOTIATORS pursuant to subdivision (b) of 54954.5 of the Government Code and 54956.8 of the Government Code

Property: Hotel Metro, 434 and 435 13th Street, San Diego, California ("Property") APN: 535-156-07; 535-155-04 and 05

Agency negotiators: Richard C. Gentry, Jeff Davis, Debbie Ruane, Ted Miyahara, Ann Kern and Charles Christensen for the San Diego Housing Commission

Negotiating parties: Two (2) groups:

Trestle Development LLC and Canvas Ventures LLC; and

Fowler Property Acquisitions, LLC

Under negotiation: Negotiator(s) will seek direction from the Commission concerning price and terms of payment.

V. Announcement of Actions Taken in Closed Session.

VI. Adjournment.

ADJOURNMENT

INFORMATIONAL REPORTS

HCR16-028 **Waiting List Closure for the State Rental Housing Construction Program (RHCP)**

HCR16-010 **San Diego Housing Commission Semi-Annual Grants Report, July1, 2015 through December 31, 2015**

HCR16-021 **Agency Financial Statements – Second Quarter Fiscal Year 2016 (Unaudited)**