



SAN DIEGO  
HOUSING  
COMMISSION

# AGENDA

SAN DIEGO HOUSING COMMISSION  
REGULAR MEETING AGENDA  
APRIL 8, 2016, 9:00 A.M.  
SMART CORNER  
4<sup>TH</sup> 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**

March 11, 2016, Regular Meeting

**100    [HCR16-029](#)   [Proposed Fiscal Year 2017 Affordable Housing Fund Annual Plan](#)**

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

- 1) Recommend approval of the Proposed Fiscal Year 2017 (FY 2017) Affordable Housing Fund (AHF) Annual Plan (Annual Plan) Program Activity Allocation of \$44,976,671 in anticipated funds (also included in the FY 2017 Housing Commission Proposed Budget) and the proposed Model Programs; and
- 2) Authorize the President & Chief Executive Officer (President & CEO) to reallocate funds among the proposed Model Programs included in the FY 2017 AHF Annual Plan in response to market demands and opportunities.

**101    [HCR16-015](#)   [Disposition of Hotel Metro](#)**

That the San Diego Housing Commission (Housing Commission) authorize the sale of Hotel Metro, located at 434 and 435 13<sup>th</sup> Street, San Diego, 92101 pursuant to terms and conditions in Hotel Metro Real Estate Disposition Policy PO-RED-300.104.

**102    [HCR16-036](#)   [Vista Terrace Hills - Preliminary Bond Items](#)**

That the San Diego Housing Commission (Housing Commission) recommend the Housing Authority of the City of San Diego (Housing Authority) take the following actions, as described in this report.

- 1) Approve the following steps to issue Housing Authority tax-exempt multifamily housing revenue bonds for this project:



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- a. Issue a bond inducement resolution (Declaration of Official Intent) for up to \$100,000,000 in multifamily housing revenue bonds for the development of Vista Terrace Hills by a limited partnership formed by Eden Housing, Inc.
  - b. Authorize 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 \$100,000,000 for Vista Terrace Hills;
  - c. Approve the financing team of Jones Hall as Bond Counsel and CSG Advisors as Financial Advisor; and
  - d. Request that the San Diego City Council (City Council) hold a Tax Equity and Fiscal Responsibility Act (TEFRA) public hearing and adopt a resolution approving the issuance of multifamily housing revenue bonds in an amount up to \$100,000,000; and
- 2) Authorize the Housing Commission President & Chief Executive Officer (President & CEO), or designee, to execute any and all documents that are necessary to effectuate the transaction and implement these approvals in a form approved by General Counsel and bond counsel, and to take such actions as are necessary, convenient, and/or appropriate to implement these approvals upon advice of General Counsel and/or the bond counsel.

**103     HCR16-023    Final Bond Authorization for Vista La Rosa**

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 \$48,756,000 in tax-exempt multifamily housing revenue bonds/note to fund acquisition and the rehabilitation of Vista La Rosa, a 240-unit multifamily affordable housing rental development, located at 2002 Rimbeay Avenue in the Otay Mesa-Nestor community, which will remain affordable for 55 years.

**104     HCR16-031    Amendment to Protective Services Contract**

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

- 3) Approve an amendment to the Bald Eagle Security Services (Bald Eagle Security) contract that increases the not-to-exceed contract amount to \$150,000 for the one-year contract term that expires on June 30, 2016;
- 4) Authorize the President & Chief Executive Officer (President & CEO), or designee, to substitute the funding sources with other available funding sources so long as the total program/project budget amount after substitution does not exceed the approved total



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budget, should the operational need arise or should such actions be to the benefit of the Housing Commission and its mission. Funding substitutions will be memorialized in an Informational Report at the next scheduled Housing Commission Board Meeting; and

- 5) Authorize the President & CEO, 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 make such actions as are necessary and/or appropriate to implement these approvals.

**105     [HCR16-037](#)     [Workshop & Discussion: Article 34 Proposed Ballot Measure](#)**

**NO ACTION IS REQUIRED ON THE PART OF THE HOUSING COMMISSION**

A workshop will be presented about a proposed ballot measure for the November 2016 ballot to increase the capacity to construct low-rent housing in the city of San Diego, in compliance with Article 34 of the State Constitution, which was adopted by voters on November 7, 1950.

**106     [HCR16-033](#)     [Workshop & Discussion: San Diego Housing Commission Proposed Fiscal Year 2017 Budget](#)**

**NO ACTION IS REQUIRED ON THE PART OF THE HOUSING COMMISSION**

A workshop will be held at the April 8, 2016, meeting regarding the proposed Fiscal Year 2017 Budget for the San Diego Housing Commission.

**CLOSED SESSION**

**It is anticipated that the San Diego Housing Commission will convene in closed session on Friday, April 8, 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**



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**LITIGATION pursuant to subdivision (c) of section 54954.5 of the Government Code and pursuant to subdivision (d)(2) of section 54956.9:**

**One (1) potential matter.**

**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.**

**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:**

**Four (4) 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;***

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

***Lawanda M. Tucker vs. San Diego Housing Commission, et al., Superior Court of California, County of San Diego, Case No. 37-2015-00018608-CL-MC-CTL; and***

***Marcus Bollinger, et al. vs. Smart Corner Owners Association, Smart Corner Owners Association vs. San Diego Housing Commission, et al. Superior Court of California, County of San Diego, Case No. 37-2015-00025175-CL-BC-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 subdivision (f) of section 54954.5 of the Government Code:**



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

**Employee Organization:** Social Services 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.

V. **Announcement of Actions Taken in Closed Session.**

VI. **Adjournment.**

### **ADJOURNMENT**

### **INFORMATIONAL REPORTS**

**HCR16-022**                      **Investment Report – Second Quarter Fiscal Year 2016**

**HCR16-032**                      **Contract Renewals for the Fiscal Year 2017 City of San Diego Homeless Shelters and Services Programs**

**HCR16-035**                      **Annual Report of Fiscal Year 2015 Collection Write-Offs**