



SAN DIEGO
HOUSING
COMMISSION

AGENDA

SAN DIEGO HOUSING COMMISSION
REGULAR MEETING AGENDA
SEPTEMBER 9, 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

Assistance for the Disabled: Agendas, reports and records are available in alternative formats upon request. Please contact SDHCdocketinfo@sdhc.org, (619) 578-7550 (voice) or (619) 398-2440 (TTY) at least five days prior to the meeting.

Questions Regarding Agenda Items: For specific questions regarding any item on the San Diego Housing Commission agenda, please contact SDHCdocketinfo@sdhc.org or (619) 578-7550. Internet access to agendas and reports is available at www.sdhc.org/Media-Center/SDHC-Meetings/Housing-Commission-Meetings/.

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



Regular Housing Commission Meeting of September 9, 2016

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

July 29, 2016 Regular Meeting

100 HCR16-072 [SDHC Phone system and Call Center System Purchase and Implementation](#)

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

- 1) Approve the award of a contract to Packet Fusion in the amount of \$237,332.91 for the purchase and implementation of a new ShoreTel phone system and call center for the Housing Commission and its remote sites;
- 2) 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 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 Information Report at the next scheduled Housing Commission Board meeting; and
- 3) Authorize the President & CEO, or designee, to execute all documents and instruments 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 HCR16-075 [Final Bond Authorization for Vista Terrace Hills](#)

That the San Diego Housing Commission (Housing Commission) recommends that the Housing Authority of the City of San Diego (Housing Authority) authorize the issuance of up to \$99,995,347 in tax-exempt Multifamily Housing Revenue Bonds, which are allocated by the State, to fund the acquisition and the rehabilitation of Vista Terrace Hills, a 262-unit multifamily affordable housing rental development, located at 1790 Del Sur Boulevard in the San Ysidro community, which will remain affordable for 55 years.



Regular Housing Commission Meeting of September 9, 2016

102 [HCR16-076 Coronado Terrace – 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 Coronado Terrace, a 312-unit multifamily affordable housing rental development, located in the San Ysidro community, which will remain affordable for 55 years:
 - a. Issue a bond inducement resolution (Declaration of Official Intent) for up to \$97,000,000 in Multifamily Housing Revenue Bonds for the development of Coronado Terrace by a limited partnership formed by Eden Housing, Inc. (Eden);
 - 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 \$97,000,000 for Coronado Terrace;
 - 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 \$97,000,000; 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 [HCR16-069 San Diego Housing Commission Strategic Plan 2016-2020](#)

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

- 1) Approve the proposed Housing Commission Strategic Plan 2016-2020 (Attachment 1) as the guiding document for the Housing Commission's focus, goals and actions over the next four years; and
- 2) Authorize the President and Chief Executive Officer (President & CEO), or designee, to continue with the necessary strategic management steps to implement the Strategic Plan, which will include annual updates to the Housing Commission Board.



SAN DIEGO
HOUSING
COMMISSION

Regular Housing Commission Meeting of September 9, 2016

104 [HCR16-080 Workshop & Discussion: Results of San Diego Housing Commission Audit – Real Estate Division](#)

NO ACTION IS REQUIRED ON THE PART OF THE HOUSING COMMISSION

A workshop will be presented on the findings by the City of San Diego Auditors for the San Diego Housing Commission Real Estate Division.

CLOSED SESSION

It is anticipated that the San Diego Housing Commission will convene in closed session on Friday, September 9, 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 REAL PROPERTY NEGOTIATORS pursuant to subdivision (b) of 54954.5 of the Government Code and 54956.8 of the Government Code.**

**Property: 215-243 CATANIA ST., SAN DIEGO, CA
4072-4092 MESSINA DR., SAN DIEGO, CA
245-285 VISTA HORIZON ST., SAN DIEGO, CA
230-284 VISTA HORIZON ST., SAN DIEGO, CA
4015-4070 MESSINA DR., SAN DIEGO, CA**

Otherwise identified as APN: 547-370-03, 04, 05, 06 AND 07

Agency negotiator: Richard C. Gentry, Jeff Davis, Debbie Ruane, and Ted Miyahara

Negotiating parties: MOUNTAIN VIEW PROPERTIES, LTD., a California limited partnership; and



SAN DIEGO
HOUSING
COMMISSION

Regular Housing Commission Meeting of September 9, 2016

MGP - San Diego Community Housing Corporation, a California non-profit corporation

Under negotiation: Price and terms of payment

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:

Quashana Simmons vs. San Diego Housing Commission, et al., Superior Court of California, County of San Diego, Case No. 37-2016-00014888-CU-PO-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.

C. Public Employee Performance Evaluation pursuant to subdivision (e) of 54954.5 Government Code and Section 54957:

Title: President & Chief Executive Officer

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

VI. **Adjournment.**

INFORMATIONAL REPORTS

[HCR16-070 County of San Diego First-Time Homebuyer Program Annual Informational Report](#)

[HCR16-071 City of San Diego Affordable Housing Fund Fiscal Year 2016 Annual Report](#)

[HCR16-079 The 1,000 Homeless Veterans Initiative Progress Update](#)