

# MINUTES

**SAN DIEGO HOUSING COMMISSION  
MINUTES OF THE REGULAR MEETING  
NOVEMBER 21, 2008, 9:00 A.M.  
SMART CORNER  
SAN DIEGO, CALIFORNIA**

## **ATTENDANCE**

Present were Chair Sal Salas and Commissioners Jennifer Adams-Brooks, Khadija Basir, Todd Gloria, Allen Sims and Tony Yip. Also present were Chuck Christensen, General Counsel and President and CEO Richard Gentry.

## **10 CALL TO ORDER**

Chair Salas called the meeting to order at 9:09 a.m.

Chair Salas welcomed Allen Sims to the Housing Commission Board. He also congratulated Todd Gloria on his recent appointment as District 3 Councilmember and thanked him for his years of service on the Housing Commission board.

## **20 PUBLIC COMMENT**

Joy Sunyata of East Village expressed her concerns for the level of affordable housing in San Diego and commented on the economic crisis.

## **30 COMMISSIONER COMMENT**

Commissioner Basir commented on the Pacific Southwest Region Chapter (PSWRC) - NAHRO conference that she recently attended and thanked staff for the wonderful job they did as program moderators and presenters.

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

Mr. Gentry mentioned that the Neighborhood Stabilization Program was approved by City Council. He stated that the City Council requested the Housing Commission develop a comprehensive approach to respond to the foreclosure issues in San Diego by late January 2009. He also mentioned he has met Brian Trotier, Interim CEO of SEDC, and will be

looking for ways to work with the Housing Commission on projects. Mr. Gentry mentioned that the Housing Authority approved the proposed development of 350 units and authorized the Housing Commission to enter into exclusive negotiations with Citi Community Group for necessary financing; adding that Citi Community Group has assured us, with the current economic crisis there will be no immediate cut backs. Finally, he stated that he is working with the Mayor's short-term Foreclosure Advisory Committee to focus on what needs to be done in the city.

### **CONSENT AGENDA**

MOTION BY GLORIA TO APPROVE THE FOLLOWING ITEMS ON CONSENT:

**100    HCR08-130    Application for Fiscal Year 2010 Community Development Block Grant (CDBG) Funds (Citywide)**

**Recommendation:** That the President and Chief Executive Officer or designee be authorized to apply to the City of San Diego for 20 percent of the City's FY10 CDBG funds for affordable housing, in conformance with City Council Policy 700-02 (Attachment,) and execute a contract with the City for the amount allocated to the Housing Commission.

**101    HCR08-129    Application for State of California Local Housing Trust Fund Program (Citywide)**

**Recommendation:** Authorize the President & Chief Executive Officer of the Commission or designee to apply for up to \$2 million in funding from the State of California's Housing Trust Fund Program, execute agreements and related documents, and amend the FY2009 budget to reflect any award of funding.

**102    HXR08-122    Classification and Compensation Study Contract**

**Recommendation:** Approve the contract between the Housing Commission and Koff & Associates for an amount not to exceed \$95,000, and approve a budget revision to provide funding in the appropriate FY 2009 budget line item.

SECONDED BY BASIR AND CARRIED ON A UNANIMOUS VOTE OF 6-0.

### **ACTION AGENDA**

**103    HCR08-125    Multifamily Housing Revenue Bonds for the Golden Age Apartments (Council District 4)**

*General Counsel stated that pursuant to the provisions of the California Government Code § 84308 Commissioner Gloria will be abstaining from any actions and participation in connection with this item. Commissioner Gloria left the dais.*

Project Manager Ann Kern gave a staff report.

Commissioners asked questions regarding the fiscal impact.

MOTION BY YIP TO APPROVE THE FOLLOWING RECOMMENDATIONS: **1)** HOUSING AUTHORITY ALLOW CSCDA TO ISSUE THE BONDS AND WAIVE THE BOND POLICY REQUIREMENT THAT ALLOWS BOND ISSUANCES BY OTHER ISSUERS ONLY IF PART OF A POOLED ISSUANCE INVOLVING PROJECTS LOCATED IN MULTIPLE JURISDICTIONS; AND **2)** 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 BONDS IN AN AMOUNT UP TO \$8 MILLION BY CSCDA IN ORDER TO FINANCE THE DEVELOPMENT OF THE GOLDEN AGE GARDEN APARTMENTS LOCATED AT 740 SOUTH 36<sup>TH</sup> STREET. SECONDED BY BASIR AND CARRIED ON A UNANIMOUS VOTE OF 5-0 WITH GLORIA ABSTAINING.

*Chair Salas asked that the November 21, 2008 Special Agenda item be heard next:*

**100    HCR08-110    Loan for Arbor Crest (Council District 3)**

*General Counsel stated that pursuant to the provisions of the California Government Code § 84308 Commissioner Gloria will be abstaining from any actions and participation in connection with this item. Commissioner Gloria left the dais.*

Project Manager Dan Cady gave a staff report.

Commissioners asked numerous questions of staff regarding the developer costs, construction costs and construction contingencies.

MOTION BY ADAMS-BROOKS TO APPROVE THE FOLLOWING RECOMMENDATIONS: **1)** A PERMANENT LOAN TO COMMUNITY HOUSING WORKS (CHW) OF UP TO \$4,900,000 FOR SITE ACQUISITION; **2)** AN AMENDMENT TO THE FY2009 HOUSING COMMISSION RENTAL HOUSING FINANCE BUDGET TO REFLECT THE ADDITION OF \$70,976 OF COASTAL FUNDS AND \$1,986,515 OF INCLUSIONARY FUNDS; **3)** AUTHORIZATION FOR THE PRESIDENT AND CHIEF EXECUTIVE OFFICER, OR DESIGNEE, TO EXECUTE NECESSARY DOCUMENTS; **4)** TITLE MAY BE TAKEN EITHER IN THE NAME OF THE APPLICANT OR FLORIDA STREET HOUSING ASSOCIATES LP; AND **5)** THIS LOAN WOULD BE CONTINGENT UPON CHW RECEIVING FINANCING FROM THE REDEVELOPMENT AGENCY, HOUSING COMMISSION REVIEW AND

ACCEPTANCE OF ENVIRONMENTAL REPORTS AND A SOILS STUDY, AND CHW OBTAINING CLEAR TITLE TO THE PROPERTY UPON ACQUISITION. SECONDED BY BASIR AND CARRIED ON A UNANIMOUS VOTE OF 5-0 WITH GLORIA ABSTAINING.

*Chair Salas reconvened to the regular meeting agenda:*

**104    HCR08-123    Application for Moving to Work Status Reactivation (Citywide)**

Vice President and COO Carrol Vaughan gave a report.

Commissioners asked questions of staff regarding the reinstatement of the program.

MOTION BY GLORIA TO APPROVE THE AUTHORIZATION OF THE PRESIDENT AND CHIEF EXECUTIVE OFFICER (CEO) OR DESIGNEE TO SUBMIT AN APPLICATION TO HUD FOR REACTIVATION OF THE AGENCY'S STATUS AS A MOVE TO WORK SITE AND TO EXECUTE ALL DOCUMENTS FOR AUTHORIZATION AND; TO IMPLEMENT THE MOVING TO WORK PROGRAM AS OUTLINED IN ATTACHMENT 1. LOCALLY THE PROGRAM WILL BE KNOWN AS "MOVING FORWARD" TO BETTER REFLECT THE AGENCY'S INTENT AND BROADER PURPOSE OF THE PROGRAM. SECONDED BY BASIR AND CARRIED ON A UNANIMOUS VOTE OF 6-0.

**105    HCR08-128    Authorization for submission of application to HUD for Contract Administrators of Project Based Section 8 Housing Assistance Payments (HAP) Contracts**

Vice President and COO Carrol Vaughan gave a report.

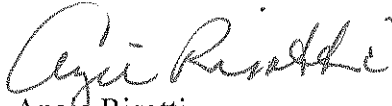
Commissioners asked questions about application timelines, HUD's role, and staff restrictions.

MOTION BY YIP TO APPROVE THE FOLLOWING RECOMMENDATIONS: 1) APPROVE SUBMISSION OF AN APPLICATION BY DECEMBER 5, 2008 TO PROVIDE CONTRACT MONITORING AND ADMINISTRATION SERVICES IN RESPONSE TO THE HUD OFFICE OF HOUSING ASSISTANCE CONTRACT ADMINISTRATION OVERSIGHT'S INVITATION FOR SUBMISSION OF APPLICATIONS. THIS APPLICATION COVERS THE GEOGRAPHIC SERVICE AREA OF SOUTHERN CALIFORNIA; AND 2) AUTHORIZE THE CEO, IN CONJUNCTION WITH GENERAL COUNSEL, TO ESTABLISH A LIMITED LIABILITY COMPANY ("LLC") THAT WILL ALLOW THE HOUSING COMMISSION TO PARTNER WITH AN QUALIFIED ORGANIZATION TO PROVIDE THESE SERVICES AND WORK OUTSIDE THE JURISDICTION OF THE CITY OF SAN DIEGO. SECONDED BY BASIR AND CARRIED ON A UNANIMOUS VOTE OF 6-0.

**ADJOURNMENT**

Chair Salas adjourned the regular meeting at 10:40 a.m.

Respectfully submitted,



Angie Risotti  
Executive Assistant to the President and CEO

Approved by,



Richard C. Gentry  
President and CEO