

HOUSING COMMISSION AGENDA

SAN DIEGO HOUSING COMMISSION
REGULAR MEETING AGENDA
OCTOBER 16, 2009, 9:00 A.M.
SMART CORNER
4TH FLOOR CONFERENCE ROOM
1122 BROADWAY
SAN DIEGO, CALIFORNIA

Assistance for the Disabled: Agendas, reports and records are available in alternative formats upon request. Please call the Housing Commission Docket Coordinator at least five days prior to the meeting at 578-7564(voice) or 398-2440 (TTY).

Questions Regarding Agenda Items: For specific questions regarding any item on the Housing Commission agenda, please contact Lisette Diaz at 578-7564. 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, Gary Gramling, Sam Guillen, Sal Salas, Allen Sims and Jim Waring

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

50 APPROVAL OF THE MINUTES

Approval of the minutes of the August 21, 2009 regular meeting and September 11, 2009 special meeting.

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 HCR09-091 Standard & Poor’s Rating of the Housing Commission

Recommendation: That the Housing Commission Board review and accept the report completed for the rating by Standard & Poor’s Rating Services regarding the credit rating criteria, rating assigned and rationale for the rating. The Housing Commission rating is AA-.

101 HCR09-101 Modification of Loan to City Heights Community Development Corporation (CHCDC) (Council Districts 3 and 7)

Recommendations:

Housing Commission approval of the following measures:

(1) Approve decreasing the previously approved (aggregated) amortizing loan to CHCDC, to a total loan of \$2,389,467 (which would be split into individual loans on each of five properties as detailed in Attachments 1 and 2, and as further described in item (2) of this recommendation), of which \$1,789,467 would be amortized and \$600,000 would be residual.

(2) Approve uses of \$600,000 requested by CHCDC for additional energy efficiency as follows:

Additional energy efficiency hard costs	\$442,257
Addition to relocation budget	100,823
Addition to Hard/Soft cost contingency*	<u>56,920</u>
Total Approved Additional Uses of Funds	\$600,000

*Unused Hard/Soft contingency up to \$30,000 may be added to developer fee.

(3) Approve modifying pre-existing SDHC loans (subordinate to rehab loans) at Canyon Vista, Euclid Court, San Diego Apartments, and Teralta, from 100% of residual receipts to 50% of residual receipts.

- (4) Approve, as a condition of the foregoing approvals, the requirement that 35% AMI rent restrictions be phased out over a ten year period after completion of rehabilitation, at the rate of at least 10% of the 60 total project units (i.e. six units) per year, so that all 60 rehabilitated units will eventually be rent restricted at 50% AMI and 60% AMI.

102 HCR09-095 Final Report of the Classification and Total Compensation Study

Recommendations:

1. Accept the classification and total compensation study recommendations prepared by Koff & Associates, Inc.
2. Recommend that the Housing Authority accept final report.
3. Approve the establishment of a new salary structure for unrepresented staff to include a minimum, midpoint, and maximum salary range.
4. Establish/expand new salary ranges for represented staff that will consist of ten (10) steps.
5. Authorize President and Chief Executive Officer or designee to take appropriate actions to implement recommendations.

103 HCR09-098 Authorize and Ratify Termination of Purchase and Sale Agreement for the Acquisition of Chollas Creek Villas

Recommendations: (1) Authorize the President and CEO or designee to take all necessary actions and to execute all documents necessary to terminate the Purchase and Sale Agreement, including without limitation the cancellation of the escrow, recoupment of funds deposited into escrow, etc.; and (2) Ratify all acts taken by the Commission and General Counsel to effectuate the termination of the Purchase and Sale Agreement for the subject property and cancellation of escrow and recoupment of funds.

104 HCR09-092 Workshop Discussion: Homelessness and the San Diego Housing Commission

Workshop discussion. No actions required.

CLOSED SESSION

It is anticipated that the San Diego Housing Commission will convene in closed session on Friday, October 16, 2009, 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-Anticipated Litigation pursuant to subdivision (c) of 54954.5 Government Code and subdivision (c) of Section 54956.9:

Number of cases: Two (2)

Counsel's Description of General Nature of Closed Session:

The Commission will discuss whether to initiate litigation based on existing facts and circumstances.

- b. Conference with Real Property Negotiators-Negotiation with Real Property Negotiator pursuant to subdivision (b) of 54954.5 Government Code and Section 54956.8:

Property: Chollas Creek, 49th Street and Charles Lewis Way, San Diego, California, Parcel Nos. 547-330-64 and 547-330-65

Agency Negotiator: Rick Gentry, Carrol Vaughan, Larry Clemens and Debbie Ruane of the San Diego Housing Commission

Negotiating Parties: Chollas Creek 31, LLC a California limited liability company and the San Diego Housing Commission

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

- c. Conference with Real Property Negotiators-Negotiation with Real Property Negotiator pursuant to subdivision (b) of 54954.5 Government Code and Section 54956.8:

Property: Smart Corner, 1122 Broadway, San Diego, California

Agency Negotiator: Rick Gentry, Carrol Vaughan, Larry Clemens and Steve Snyder San Diego Housing Commission

Negotiating Parties: Family Justice Center, the City of San Diego and the San Diego Housing Commission

Under Negotiation: Real Property Negotiator(s) will seek direction from the Commission concerning price and terms of lease.

- d. Conference with Real Property Negotiators-Negotiation with Real Property Negotiator pursuant to subdivision (b) of 54954.5 Government Code and Section 54956.8:

Property: Sandford Hotel, 1301 5th Avenue, San Diego, California, Parcel No. 553-453-03.

Agency Negotiator: Rick Gentry, Carrol Vaughan, Larry Clemens, Marco Vakili and Roger Green San Diego Housing Commission

Negotiating Parties: Downtown Senior Center Corporation, a California 501(c)(3) nonprofit corporation, Senior Fifth Avenue Associates - Sandford, a California limited partnership, the Redevelopment Agency of the City of San Diego, the San Diego Housing Commission

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

- V. Announcement of Actions Taken in Closed Session.

- VI. Adjournment.

INFORMATIONAL REPORTS

- HCR09-069 Fourth Quarter FY09 Budget Status Report
- HCR09-071 Business Plan Progress Report – FY09 and FY09 Fourth Quarter Activity Performance
- HCR09-080 Annual Report of FY09 Collection Write-Offs (citywide)
- HCR09-099 Status of Neighborhood Stabilization Program Activities