

HOUSING COMMISSION AGENDA

**SAN DIEGO HOUSING COMMISSION
REGULAR MEETING AGENDA
MARCH 19, 2010, 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, Allen Sims, Roberta Spoon 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

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.

50 APPROVAL OF THE MINUTES

November 13, 2009 Special Meeting

December 2, 2009 Special Meeting

- 100 HCR10-034 Adoption of Capital Fund Stimulus Grant Procurement Policy**
Recommendation: Staff recommends that the Housing Commission approve and adopt the proposed Agency Capital Fund Stimulus Grant Procurement Policy (Attachment 1). The implementation of this new policy is based on Department of Housing and Urban Development (HUD) Notice PIH 2009-12 regarding the use and procurement requirements of the American Reinvestment and Recovery Act (ARRA) Capital Funds Grant.
- 101 HCR10-040 Proposed Fiscal Year 2010 Budget Revision (Citywide)**
Recommendation: That the Housing Commission approve the revision (Attachment 1) that will result in a decrease in loans and grants for Rental Housing Financing from \$16,363,660 to \$15,763,660 and increase loans and grants for Homeownership from \$4,667,933 to \$5,267,933 and forward the revision to the Housing Authority for final approval.
- 102 HCR10-017 Proposed San Diego Housing Commission Real Estate Disposition Policy**
Recommendation: That the Board of Commissioners of the San Diego Housing Commission (the "Board of Commissioners") recommend approval to both the City Council and the Housing Authority of a new Housing Commission Disposition Policy. The proposed policy will expedite the sale and/or disposition of single family homes and condominium units acquired for use in the NSP or through foreclosure by vesting the President and Chief Executive Officer (CEO) of the Housing Commission with the authority to sell or otherwise dispose of single family homes or condominium units without waiting for approval from the Commission's Board of Commissioners or the Housing Authority. These actions by the CEO are subject to review by both the Board of Commissioners and the Housing Authority of the City of San Diego (the "Housing Authority").
- 103 HCR10-027 Revision to the Housing Commission's Contract with General Counsel**
Recommendation: That the Housing Commission approve and forward to the Housing Authority a contract revision with an increase of Two Hundred Thousand and no/100 dollars (\$200,000) for legal services in FY 2010. The current contract between the Housing Commission and Christensen & Spath LLP is a five year contract with a not-to-exceed annual amount of \$800,000.
- 104 HCR10-039 Proposed Short Sale – 518 62nd Street, No. 25**
Recommendations: That the Housing Commission accepts:

1. The terms of the short sale for the property located 518 62nd Street, No. 25 as outlined within the report; and
2. Authorize the write off of approximately \$38,679 in HOME funds and the \$35,010 Affordable Note.

105 HCR10-036 Loan and Preliminary Bond Items for Georgia Street Apartments

Recommendations: That the Board of Commissioners and the Housing Authority of the City of San Diego:

1. Approve a residual receipts loan, not to exceed \$5,110,753 to Georgia Street, LP, a California limited partnership, in which the Affirmed Housing Group, Inc (“Affirmed”) will be the General Partner, as gap financing for the development of 31 units of affordable rental housing on Georgia Street;
2. Approve the transfer of \$1,240,000 in Neighborhood Stabilization Program (NSP) funds from the first Time Homebuyer activity to the “25 percent set-aside” activity to benefit families with income of 50% or less of Area Median Income;
3. Approve amending the FY2010 budget to transfer \$1,457,478 of CDBG funds from OUSA 317 (Rehabilitation Rental Housing) to OUSA 346 (Rental Housing Finance), Loans and Grants line item.
4. Issue a bond inducement resolution (Declaration Of Official Intent) for up to \$6,500,000 in Multifamily Housing Revenue Bonds for the project;
5. 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 of up to \$6,500,000 for the project;
6. Hold a public hearing by the City Council (*known as a TEFRA hearing – Tax Equity and Fiscal Responsibility Act*) and adopt a resolution approving the issuance of tax-exempt bonds in an amount of up to \$6,500,000 for the project by the Housing Authority;
7. Approve the financing team of Stradling Yocca Carlson & Rauth as bond counsel and The PFM Group as financial advisor to begin work on the project; and,
8. Authorize the President and Chief Executive Officer of the Housing Commission, or a designee, to execute necessary documents as approved by General Counsel and/or Bond Counsel.

106 HCR10-032 Classification and Title Changes FY 2011

Recommendations:

1. Accept the classification and title changes without implementing the recommendations of the recent Classification and Compensation Study.
2. Recommend that the Housing Authority accept and approve the classification changes.
3. Authorize President and Chief Executive Officer or designee to take

appropriate actions to implement recommendations.

107 HCR10-007 FY2011 Moving to Work Annual Plan

Recommendations:

1. Approve the FY2011 MTW Annual Plan (Attachment 1) and the implementation of the initiatives therein.
2. Approve the amendment to the MTW Agreement (Attachment 2) that provides for broader uses of restricted federal funds.

108 HCR10-026 Affordable Housing Fund Fiscal Year 2011 Annual Plan (Citywide)

Recommendation: That the Housing Commission receive public comments on the draft Annual Plan, make modifications as necessary, and recommend approval by the City Council.

109 HCR10-041 San Diego Housing Commission FY2011 –Business Plan

Recommendation: That the Housing Commission approve the new proposed Business Plan for FY2011. The Business Plan continues to be a “road map” for the agency and includes agency goals, strategies and actions needed to work toward achieving the Housing Commission’s mission.

110 HCR10-014 Proposed Fiscal Year 2011 Budget

1. Housing Commission and Housing Authority adoption of the \$291.7 million FY11 Proposed Activity Based Budget (Attachment 1).
2. Housing Authority delegation to the Housing Commission to amend the FY11 Budget for amounts up to \$250,000 consistent with prior delegation of the Housing Authority and with adopted policies, programs and activities.
3. Housing Commission continued delegation of authority to the President & CEO to amend the FY11 Budget for amounts up to \$100,000 consistent with policies, programs and activities approved by the Housing Commission and Housing Authority.

CLOSED SESSION

It is anticipated that the San Diego Housing Commission will convene in closed session on Friday, March 19, 2010 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 (b) of Section 54956.9:**

Number of cases: One matter

Counsel's Description of General Nature of Closed Session:

The Commission will discuss potential exposure to litigation based on existing facts and circumstances arising out of the application for variance and/or waiver of the inclusionary housing requirements to a condominium conversion project.

V. Announcement of Actions Taken in Closed Session.

VI. Adjournment.

INFORMATIONAL REPORTS

HCR10-038 Status of Loan Portfolio – Second Quarter Fiscal Year 2010

HCR10-037 San Diego Housing Commission Grants Report for July – December 2009