



SAN DIEGO
HOUSING
COMMISSION

AGENDA

SAN DIEGO HOUSING COMMISSION
REGULAR MEETING AGENDA
OCTOBER 15, 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 & 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

August 20, 2010 Special Meeting

September 17, 2010 Regular Meeting

100 HCR10-143 LISC Grant Application

That the San Diego Housing Commission Board authorizes:

1. Submittal of an application in response to the Local Initiatives Support Corporation's Request for Proposal for \$135,000 to establish a Financial Opportunity Center (FOC) in the San Diego Housing Commission's (SDHC) Achievement Academy.
2. Approval of the Resolution committing a one-to-one match of local funds for the proposed program.
3. The President & Chief Executive Officer, or designee, to execute all necessary documents to implement the grant; and
4. Amend the Fiscal Year 2011 budget to include the funds, if awarded.

101 HCR10-140 Actions Establishing President & Chief Executive Officer Compensation for Period of September 19, 2010 through September 19, 2011

That the Board establish the CEO's compensation package to coincide with the second anniversary date of the commencement of employment, as authorized by the Employment Agreement, and as recommended by the Performance Evaluation Ad Hoc Committee, for the period of September 19, 2010, through September 19, 2011, specifically:

1. Maintain the current salary and compensation package as referenced within the report, without any increase, for the period of September 19, 2010 through September 19, 2011; and
2. Approve an additional four (4) weeks of paid annual leave for the CEO, effective immediately upon approval, for the period from September 19, 2010 through September 19, 2011 to be added to the CEO's unused balance of annual leave.

102 HCR10-109 ADAAG Consulting Services, LLC Contract Award

1. That the Housing Commission approve the award of a contract in the amount of \$62,820 inclusive of a twenty percent contingency in the amount of \$12,564 to perform a special needs accessibility assessment, self-evaluation and transition plan update for the Housing Commission's housing portfolio (Attachment 1). The above contingency will be utilized if needed for the accessibility assessments in connection with new acquisition of properties.
2. Authorize the President & Chief Executive Officer (CEO), or designee, to execute the contract in a form approved by General Counsel, and all necessary documents, in the amount of \$62,820 (Attachment 2).

3. Approval of a \$62,820 budget revision transferring Housing Choice Voucher, Smart Corner Office Facility, Local and Property Management funds from Reserves to Construction Services to provide for this contract.

103 HCR10-134 Amendment to the Contract with Townspeople for Homeless Prevention and Rapid Re-housing Program

Authorize the President and Chief Executive Officer (CEO) or designee to execute documents to amend the contract between the Housing Commission and Townspeople, by renewing the contract for one year and increasing the funding for year two by \$131,000 for a not to exceed amount of \$350,999.

104 HCR10-138 Loan for Mission Apartments

- A. That the Housing Commission and Housing Authority of the City of San Diego ("Housing Authority"):
 1. Approve Housing Commission purchase of 1.56 acres of land at 1815-1875 Hancock Street ("Property") at its current fair market appraised value, up to a maximum of \$3,400,000.
 2. Approve a Housing Commission residual receipts loan to AMCAL Mission Fund, L.P., ("AMCAL") a California limited partnership, in the amount of up to \$2,600,000 and a term of 65 years as gap financing for the development of 85 units of affordable rental housing at 1815-1875 Hancock Street.
 3. Approve a Housing Commission ground lease of the Property to AMCAL for a term of 65 years, for which AMCAL will pay the Housing Commission annual ground rent payments of four and one half percent of gross income as available from project cash flow.
 4. Housing Commission will have the option to purchase the leasehold improvements beginning at the end of the 15 year tax credit compliance period and extending for 36 months, for an amount equal to the greater of: (i) the fair market value of the improvements; or (ii) the sum of: (x) the limited partner project related tax liability; plus (y) the principal of and all accrued interest on the Commission Loan and all other loans secured by the leasehold.
 5. Issue a bond inducement resolution (Declaration Of Official Intent) for up to \$16,000,000 in Multifamily Housing Revenue Bonds for the project;
 6. 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 \$16,000,000 for the project;
 7. Approve the financing team of Jones Hall as bond counsel and Ross Financial 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.
- B. The City Council hold a public hearing (*known as a TEFRA hearing* – Tax Equity and Fiscal Responsibility Act) and adopt a resolution approving the issuance by the Housing Authority of tax-exempt bonds in an amount of up to \$16,000,000 for the project.

CLOSED SESSION

It is anticipated that the San Diego Housing Commission will convene in closed session on Friday, October 15, 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:
 1. CONFERENCE WITH REAL PROPERTY NEGOTIATORS pursuant to subdivision (b) of 54954.5 Government Code and Section 54956.8:

Property: Mariner's Village Apartments, 172 Unit Apartment Complex, 6847 Potomac Street, San Diego, CA 92139; APN No. 582-270-01-00

Agency Negotiators: Rick Gentry, Carrol Vaughan, Marco Vakili, Deborah Ruane, Roger Green and Ryan Granito for the San Diego Housing Commission

Seller's Negotiating Parties: Mariner's Investor's Inc.

Under Negotiation: Agency Negotiators will seek direction in closed session concerning the price and terms of payment of the potential acquisition of the real property.

Counsel's Description of General Nature of Closed Session:

Counsel will discuss status of the negotiations of price and terms of payment based upon facts discovered since the last closed session.

2. CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION pursuant to subdivision (c) of 54954.5 of the Government Code and subdivision (a) of Section 54956.9:

Name of Case: J&J Properties A, LLC v. San Diego Housing Commission
San Diego Superior Court, Case No. GIC-858800

San Diego Housing Commission v. J&J Properties A, LLC
San Diego Superior Court, Case No. 37-2010-00088941-CU-OR-CTL

Counsel Description of Nature of Closed Session:

Counsel will get direction from the Board on prosecution of the case and defense of cross complaints.

- V. Announcement of Actions Taken in Closed Session.
- VI. Adjournment.

INFORMATIONAL REPORTS

HCR10-139

Agency Income Statements