



SAN DIEGO
HOUSING
COMMISSION

SPECIAL MEETING AGENDA

SAN DIEGO HOUSING COMMISSION
SPECIAL MEETING AGENDA
JULY 23, 2015, 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

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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



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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

June 25, 2015, Regular Meeting

100 [HCR15-060](#) [Award of Contract for Property Management Services for Village North Senior Garden Apartments](#)

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

- 1) Approve the award of a one-year contract with two (2) one-year renewal options to San Diego Sunrise Management Company (Sunrise Management) in the amount of \$373,965.24 for property management services for Village North Senior Garden Apartments (Village North Senior).
- 2) Authorize the President & Chief Executive Officer (President & CEO), or designee, to substitute the funding sources with other available sources provided that 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.
- 3) Authorize the President & CEO, or designee, to execute all documents and instruments that are 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 [HCR15-061](#) [Torrey Vale - Preliminary Bonds/Note 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 mortgage revenue bonds/note for this project:



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- a. Issue a bond inducement resolution (Declaration of Official Intent) for up to \$7,000,000 in a multifamily housing revenue bonds/note for the new construction of Torrey Vale (Torrey) by Chelsea Investment Corporation's (Chelsea) to-be-formed California limited partnership;
 - b. Authorize an application (and subsequent applications, if necessary) to the California Debt Limit Allocation Committee (CDLAC) for an allocation of authority to issue a tax-exempt private activity bonds/note in an amount up to \$7,000,000 for Torrey;
 - c. Approve a bond financing team of Quint & Thimmig LLP as bond counsel and Ross Financial as financial advisor;
 - 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 a multifamily housing revenue bonds/note in an amount up to \$7,000,000; and
- 2) Authorize the Housing Commission President & Chief Executive Officer, 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 to take such actions as are necessary, convenient, and/or appropriate to implement the approvals upon advice of General Counsel and/or the bond counsel.

102 [HCR15-036](#) [Workshop & Discussion: San Diego Housing Commission's Portfolio and Asset Management](#)

A workshop will be presented on the San Diego Housing Commission's (Housing Commission) Portfolio and Asset Management programs for Fiscal Year 2014 (July 1, 2013 – June 30, 2014) and Fiscal Year 2015 (July 1, 2014 – June 30, 2015).

This workshop will provide an overview of the Housing Commission's Portfolio and Asset Management Department initiatives:

- Development of an Asset Management Policies & Procedures Manual
- Implementation of Asset Management Best Practices and Processes
- Green Physical Needs Assessment / Capital Plans
- Implementation of Business Intelligence Software (Tableau)

CLOSED SESSION

It is anticipated that the San Diego Housing Commission will convene in closed session on Thursday, July 23, 2015, at 9:00 a.m. with the following agenda:

- I. Announcement by Counsel of the Matters to be discussed in Closed Session and



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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 LEGAL COUNSEL - ANTICIPATED LITIGATION pursuant to subdivision (c) of 54954.5 of the Government Code and significant exposure to litigation pursuant to subdivision (d) (2) of Section 54956.9:

Two (2) potential matters.

Counsel's Description of General Nature of Closed Session:

Counsel will discuss potential litigation arising out Contracts Nos. CS-15-09 and CS-15-12 with APR Construction, Inc. and its bonding companies
 - B. CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION pursuant to subdivision (c) of 54954.5 of the Government Code and pursuant to subdivision (d)(1) of Section 54956.9:

Lawanda Tucker vs. San Diego Housing Commission, et al, Superior Court of California, County of San Diego, Case No. 37-2015-00018608-CL-MC-CTL

Counsel's Description of General Nature of Closed Session:

Counsel will discuss the existing litigation, will report on status and will seek direction from the Commission concerning the same.
- V. Announcement of Actions Taken in Closed Session.
- VI. Adjournment.

ADJOURNMENT