



SAN DIEGO
HOUSING
COMMISSION

AGENDA

**SAN DIEGO HOUSING COMMISSION
REGULAR MEETING AGENDA
SEPTEMBER 11, 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

July 23, 2015, Special Meeting

100 [HCR15-058](#) [Fiscal Year 2016 Regional Continuum of Care Council Contract for Project Management Services](#)

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

- 1) Authorize the execution of an agreement with LeSar Development Consultants in the amount of \$126,252 to provide Project Management Services on behalf of the Regional Continuum of Care Council (RCCC). The form and format of the agreement shall be subject to the approval of General Counsel of the Housing Commission;
- 2) Amend the Housing Authority-approved Housing Commission Fiscal Year (FY) 2016 budget to include an additional sum of \$126,252 in 2013 U.S. Department of Housing and Urban Development (HUD) Continuum of Care (CoC) Planning Grant funds and authorize the Housing Commission to expend \$126,252 from the 2013 HUD CoC Planning Grant in addition to sums originally included within the Housing Commission's FY 2016 Housing Authority approved budget. This funding amount is to be provided to the Housing Commission upon proper submittal of adequate documentation of expenditures by the Housing Commission, as determined by the County of San Diego's Housing and Community Development Department staff;
- 3) Authorize the President & Chief Executive Officer (President & CEO), or designee, to execute all necessary documents and instruments that are necessary and/or appropriate to implement these approvals, in a form approved by General Counsel, and to take such actions necessary and/or appropriate to implement these approvals; and
- 4) Authorize the President & CEO to substitute funding sources and/or increase compensation by not more than 20 percent of the total agreement amount for the proposed agreement, if necessary, without further action by the Board of Commissioners (Board) of the Housing Commission, but only if and to the extent that funds are determined to be available for such purposes.



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101 **[HCR15-065](#)** **[Modification to Resolution HA-1617 to Add Language Requested by the California Housing and Community Development Local Housing Trust Fund Program](#)**

That the San Diego Housing Commission (Housing Commission) recommend that the Housing Authority of the City of San Diego (Housing Authority) take the following actions:

- 1) Amend and add language to the resolution HA-1617 to include the following language per California Department of Housing and Community Development (HCD) Local Housing Trust Fund Program (LHTFP) staff request: “That the President & CEO, or designee, is authorized to enter into, execute, and deliver a State of California Standard Agreement, and any subsequent amendments, to secure funding for an amount not to exceed \$2,000,000 in State Local Housing Trust Fund Program funds.”; and
- 2) Amend and add the following language to the recitals in the resolution HA-1617: “WHEREAS, the Housing Authority of the City of San Diego has previously approved the right of the Housing Commission to apply for and accept grants that are consistent and in support of Housing Commission programs, such as the subject HCD application, which authority was granted to the Housing Commission pursuant to Housing Authority Resolution HA-1569, dated October 12, 2012.”

102 **[HCR15-071](#)** **[Approval of the Award of Job Order Contracts](#)**

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

- 1) Authorize the President & Chief Executive Officer (President & CEO), or designee, to enter into cooperative purchasing agreements with the contractors referenced within this report based upon procurements previously competitively bid and awarded by the National Joint Powers Alliance (NJPA);
- 2) Approve the award of five separate multiyear Job Order Contracting (JOC) contracts (Attachments 1-5) to the following companies, each with a value not to exceed maximum annual capacity of \$500,000:
 - a. Angeles Contractor Inc.
 - b. Good-Men Roofing & Construction, Inc.
 - c. The Augustine Company
 - d. Vincor Construction, Inc.
 - e. Sylvester Roofing Co., Inc.
- 3) Authorize the President & CEO, or designee, to substitute the identified contract funding sources with other available funding sources as long as the total activity budget amount after substitution does not exceed the total approved budget, should



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the operational need arise or should actions be to the benefit of the Housing Commission and its mission; and

- 4) Authorize the President & CEO, or designee, to execute all documents and instruments 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.

103 [HCR15-078](#) [Associated Barber College of San Diego, Inc. Additional Lease at Hotel Sandford](#)

That the San Diego Housing Commission (Housing Commission) recommend the Housing Authority of the City of San Diego (Housing Authority) take the following actions:

- 1) Approve the lease for additional commercial space for the Associated Barber College of San Diego, Inc. at Hotel Sandford, located at 1305 5th Avenue, San Diego; and
- 2) Authorize the President & Chief Executive Office (President & CEO), or designee, to execute all lease documents and instruments that are necessary and/or appropriate to implement these approvals, in a form approved by General Counsel, and to take such actions as are necessary and/or appropriate to implement these approvals.

104 [HCR15-067](#) [Fairbanks Terrace Preliminary Bond 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:
 - a. Issue a bond inducement resolution (Declaration of Official Intent) for up to \$17,700,000 in multifamily housing revenue bonds/note for the development of Fairbanks Terrace by a limited partnership to be formed by Chelsea Investment Corporation (Chelsea).
 - b. 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/note in an amount up to \$17,700,000 for Fairbanks Terrace;
 - c. Approve the financing team of Orrick, Herrington, & Sutcliffe LLC as Bond Counsel and Public Financial Management as Financial Advisor; and



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- 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 multifamily housing revenue bonds/note in an amount up to \$17,700,000; and
- 2) Authorize the Housing Commission President & Chief Executive Officer (President & CEO), 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 these approvals upon advice of General Counsel and/or the bond counsel.

105 [HCR15-075](#) [Island Village – Proposed Sale and Loan Payoff](#)

That the San Diego Housing Commission (Housing Commission) take the following actions, as described in this report:

- 1) Approve a proposed sale of Island Village Apartments (Island Village) from Island Palms Apartments, LP (IPA) to East Village West LP (EVW) or an affiliate.
The proposed approval of the sale will be contingent upon inclusion of proposed terms as described in Attachment 3, including an option to purchase in favor of the Housing Commission.
- 2) Approve a payoff of the Housing Commission's existing residual receipts loan estimated at \$6,092,528.
- 3) Approve taking necessary steps to pay off the existing tax-exempt multifamily housing revenue bonds which were issued in 2001 for Island Village.
 - a. Approve Stradling Yocca Carlson & Rauth as bond counsel for the bonds pay off.
- 4) Authorize the Housing Commission Executive Vice President & Chief Operating Officer (Vice President & COO), 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 the General Counsel and/or the bond counsel.

106 [HCR15-047](#) [Workshop & Discussion: Housing Choice Voucher Program](#)

At the September 11, 2015, meeting there will be a workshop about the San Diego Housing Commission's (Housing Commission) Housing Choice Voucher (HCV) Program. With a program budget of more than \$182 million in Fiscal Year 2016, HCV is the Housing Commission's largest program, providing rent subsidies to nearly 15,000 San Diego households every month. The workshop will provide a general overview of the HCV Program.



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The workshop will cover:

- Waiting List Selection and Preferences
- Program Eligibility Criteria
- Voucher Issuance
- Leasing
- Housing Quality Standards
- Program Integrity
- Housing Commission ongoing administrative responsibilities

ADJOURNMENT

INFORMATIONAL REPORTS

[HCR15-063 Affordable Housing Fund Fiscal Year 2015 Annual Report](#)

[HCR15-064 Notice of Settlement of Pending Litigation – Fourth Quarter Fiscal Year 2015](#)

[HCR15-066 San Diego Housing Commission Semi-Annual Grant Report January 1, 2015- June 30, 2015](#)

[HCR15-070 Investment Report – Fourth Quarter Fiscal Year 2015](#)

[HCR15-072 Status of Loan Portfolio – Fourth Quarter Fiscal Year 2015](#)

[HCR15-073 County of San Diego First Time Homebuyer Program Administration](#)

[HCR15-076 Water Conservation Report: Progress Update](#)

[HCR15-077 Leasing Effort for Commercial Space Located at 4395 El Cajon Blvd., San Diego, CA.](#)