

HOUSING COMMISSION AGENDA

SAN DIEGO HOUSING COMMISSION
REGULAR MEETING AGENDA
FEBRUARY 22, 2008, 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. To order information in Braille, oversized print or voice cassette tape, or to arrange for a sign language or oral interpreter for the meeting, please call the City Clerk's office at least five days prior to the meeting at **533-4000 (voice) or 236-7012 (TT)**.

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Questions Regarding Agenda Items: For specific questions regarding any item on the Housing Commission agenda, please contact **Bridgit Alexander at 619-578-7552**. 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, Todd Gloria, Sal Salas and Tony Yip

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 INTERIM 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.

100 HCR08-15 The Cove Supportive Housing Development, 5288 El Cajon Boulevard (Council District 3)

Recommendations:

Subject to the conditions described below:

1. Recommend Housing Commission funding of a bridge loan of up to \$130,000 to TACHS for The Cove Supportive Housing Development, formerly known as Hope Village, 5288 El Cajon Boulevard (Council District 3), and;
2. Amend the FY08 Budget to add \$130,000 of CalHFA HELP Program funds to Housing Finance & Development, Rental Housing Production – Loans and Grants, and;
3. Authorize the Interim President and Chief Executive Officer, or designee, to execute any and all documents necessary to make the approved loan.

101 HCR08-17 Loan Increase for Dawson Avenue Senior Apartments (Council District 7)

Recommendations:

Approve and forward to the Housing Authority for final authorization the following recommendations:

1. Contingent on the receipt of nine percent tax credits, increase a \$3,781,000 Housing Commission second position loan to \$6,000,000 to finance development of 87 units (one unrestricted unit would be occupied by a resident manager) of rental housing for very low-income seniors and disabled residents;
2. Allow for an increased permanent institutional loan to the development by adjusting the ground lease to make the lease payment of 4.5 percent of gross effective income to the extent of cash remaining from operations after debt service and expenses are paid; and,
3. Authorize the Interim President and Chief Executive Officer of the Housing Commission, or her designee, to execute the necessary documents.

102 HCR08-16 Workshop – San Diego Housing Commission Fiscal Year 2009 – 2011 Business Plan

CLOSED SESSION

It is anticipated that the San Diego Housing Commission will convene in closed session on Friday, February 22, 2008, 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 Claim pursuant to subdivision (c) of Government Code Section 54954.5 and subdivision (c) of Government Code Section 54956.9:

Anticipated Litigation against the owner of the Coast Hotel

Counsel's Description of General Nature of Closed Session:

The Commission will discuss initiating a lawsuit against the owner of the Coast Hotel concerning a potential SRO Ordinance violations.

- b. Conference with Legal Counsel-Existing Litigation pursuant to subdivision (c) of 54954.5 Government Code and subdivision (a) of Section 54956.9:

Maria Elena Ritchie v. San Diego Housing Commission.

San Diego Superior Court, Case No. 37-2007-00082708-CU-OE-CTL

Counsel's Description of General Nature of Closed Session:

The Commission will discuss the allegations by Plaintiff against the Commission and its employees as well as the status of the litigation.

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

INFORMATIONAL REPORTS

HCR08-13 2nd Quarter FY08 Investment Report