

HOUSING COMMISSION AGENDA

SAN DIEGO HOUSING COMMISSION
REGULAR MEETING AGENDA
APRIL 4, 2008, 9:00 A.M.
SMART CORNER
4TH FLOOR CONFERENCE ROOM
1122 BROADWAY
SAN DIEGO, CALIFORNIA

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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**

50 **APPROVAL OF THE MINUTES**

Approval of the minutes of the March 14, 2008 regular meeting.

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 HCR08-33 FY09 Annual Agency Plan (Citywide)

Recommendations:

1. Approve the FY09 Annual Agency Plan (Attachment 1) that details activities planned for the Section 8 and Public Housing programs in FY09;
2. Approve the Summary of Revisions to the Section 8 Administrative Plan (Attachment 2), that details proposed changes to the Section 8 program;
3. Approve the Summary of Revisions to the Public Housing Admissions and Continued Occupancy Plan (Attachment 3) that details proposed changes to the Public Housing program;
4. Approve the Summary of Revision to the Project Based Voucher program (Attachment 4) that details the proposed changes to that program;
5. Approve the Summary of Revision to the Family Self-Sufficiency Action Plan (Attachment 5) that details the proposed changes to that program;
6. Authorize transmittal of the FY09 Annual Agency Plan, and supporting documents, to HUD by the April 17, 2008 deadline.

101 HCR08-43 YWCA – Smart Corner Leasing Arrangements

Recommendation: That the Interim President & Chief Executive Officer (CEO) be authorized to execute lease documents between the SDHC and YWCA, for office space at the Smart Corner building located at 1122 Broadway, on terms set forth in this report and Attachment 1 and in a lease form as approved by General Counsel to the SDHC. The lease would have a seven (7) year initial term and one (1) five (5) year option to renew.

102 HCR08-37 Final Bond Authorization for Ten Fifty B (Council District 2)

Recommendation: Housing Commission recommend that the Housing Authority authorize the issuance of two series of housing revenue bonds in an amount up to \$51 million to fund the development of Ten Fifty B, a 229-unit apartment complex located on two separate legal parcels at 1050 B Street by Affirmed Housing Group (Affirmed).

103 HCR08-36 Inclusionary Housing

Recommendations:

Amend San Diego Municipal Code (SDMC) Chapter 14, Article 2, Division 13 as follows:

1. Exempt from the Inclusionary Housing Ordinance certain residential uses detailed in Staff Recommendation Number 1 on page 6 of this Report.
2. Raise the income limit eligibility and for-sale pricing limit on for-sale affordable units.
3. Add language to Section 142.1302 codifying California's Redevelopment Law's preeminence on projects with for-sale units that are funded by the Redevelopment Agency.

104 HCR08-48 U. S. Congressional Set Aside Economic Development Initiative - Special Purpose Grant (Council District 3)

Recommendations:

Subject to the conditions described below, recommend Housing Authority approval of:

1. The grant agreement for a \$148,500 Economic Development Initiative - Special Purpose (EDI-SP) Grant on behalf of the City of San Diego to be used for rehabilitation for The Cove Supportive Housing Development, and;
2. Granting funds to The Association of Community Housing Solutions (TACHS) for use in the rehabilitation of The Cove Supportive Housing Development, formerly known as Hope Village, located at 5288 El Cajon Boulevard, and;
3. Authorization for the Interim President and Chief Executive Officer, or designee, to execute all documents necessary to obtain and utilize these funds; and,
4. An amendment to the FY2008 Housing Commission budget to reflect the addition of \$148,500 in EDI-SP funds.

105 HCR08-35 Loan Request for COMM 22 Senior Housing (Council District 8)

Recommendations:

Subject to the conditions described below, recommend Housing Authority approval of:

- (a) The funding of a 55-year, residual receipts loan of up to \$4,200,000 to COMM 22, LLC as permanent financing for development of 70 units (two two-bedroom units would be occupied by resident managers) of rental housing for very low-income seniors and disabled residents to be located at

22nd Street and Commercial Street; and,

(b) Authorize the Interim President and Chief Executive Officer of the Housing Commission, or their designee, to execute all documents necessary to make the approved loan.

CLOSED SESSION

It is anticipated that the San Diego Housing Commission will convene in closed session on Friday, April 4, 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 that real property commonly known as Mountain View Estates, located at 3992 Ocean View Blvd./422-424 So. 40th Street, San Diego, CA.

Counsel's Description of General Nature of Closed Session:

The Commission will discuss initiating a lawsuit against Housing Our People Economically Community Development Corporation ("HOPE CDC"), which has defaulted on its loan secured by a first deed of trust against Mountain View Estates.

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