

HOUSING COMMISSION AGENDA

SAN DIEGO HOUSING COMMISSION
SPECIAL MEETING AGENDA
JULY 9, 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. Please call the Housing Commission Docket Coordinator at least five days prior to the meeting at **578-7552 (voice)** or 398-2440 (TTY).

Questions Regarding Agenda Items: For specific questions regarding any item on the Housing Commission agenda, please contact **Bridgit Alexander at 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

50 APPROVAL OF THE MINUTES

Approval of the minutes of the June 6, 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 HCR08-58 Amendments to the Multifamily Mortgage Revenue Bond Policy (Citywide)

Recommendation: Housing Commission recommend Housing Authority approval of proposed amendments to the Multifamily Mortgage Revenue Bond Policy in the following two areas:

1. Amend the requirements for unrated private placements to address current market practices; and
2. Delegate authority to the President and Chief Executive Officer of the Housing Commission to streamline the bond initiation process in order to better serve the affordable housing development community. Additional changes have been made to the formatting and organization of the policy. The amended policy is included as Attachment 1.

101 HCR08-70 Housing Authority Insurance Group Procurement for Insurance

Recommendation: That the Housing Commission ratify a sole source contract in the amount of \$169,044 with the Housing Authority Insurance Group (HAIG) for the purpose of procuring Commercial Liability, Employment Practices, Public Official's Errors and Omissions, Terrorism and Mold or Other Fungus, insurance effective from July 1, 2008 through June 30, 2009.

102 HCR08-69 Award of Contract for the Provision and Installation of Stoves at Various Housing Commission Sites (Citywide)

Recommendations:

1. That the Housing Commission recommends the Housing Authority approve the award of a contract to Standards Of Excellence, Inc. in the amount of \$678,016 for the provision and installation of stoves at various Housing Commission sites.
2. Authorize the Interim President & Chief Executive Officer to execute the contract (Attachment 1) and expend up to a ten percent contingency (\$67,801) if necessary, for items not anticipated in the original scope of work.
3. Request approval to forward to Housing Authority to authorize the Interim President and Chief Executive Officer to amend the FY09 budget to provide for this contract.

103 HCR08-67 Application for Funding to the U.S Department of Housing and Urban Development

Recommendation:

1. Ratify grant application for \$396,000 submitted to HUD under the FY08 SuperNOFA.
2. Authorize the Interim President and CEO to revise the FY09 Housing Commission budget to reflect the awarded funds (see Attachment I) and execute all required documents.

104 HCR08-65 Proposed Revisions to the First Time Homebuyer Program (Citywide)

Recommendations:

1. Modify loan terms for deferred second loan program from shared appreciation to a three percent (3%) interest deferred loan; and
2. Amend the Housing Program Lending Authority Policy 600.101 Underwriting Approval Thresholds to allow the Chief Executive Officer, or designee to approve a First Time Homebuyer Program loan with an owner debt-to-income ratio up to 45 percent (currently 42 percent).

CLOSED SESSION

It is anticipated that the San Diego Housing Commission will convene in closed session on Wednesday, July 9, 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. In addition, the Commission will orally designate its labor negotiation team under Item IV d. below, and the public may comment upon the same and offer testimony upon the same, in accordance with the provisions of Government Code Section 54957.6.

- II. Commissioner public comments, if any.

- III. Commission will convene in closed session to consider the following agenda:
 - a. Conference with Legal Counsel- Public Employee Performance Evaluation Pursuant to Government Code Section 54957 and Subdivision (e) of Government Code Section 54954.5

Performance Evaluation of interim President and Chief Executive Officer of the San Diego Housing Commission

Counsel's Description of General Nature of Closed Session:

It is anticipated that the Commission will perform the annual public employee performance evaluation of the Interim President and Chief Executive Officer of the San Diego Housing Commission.

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

San Diego Housing Commission, et al., v. Mohamad Mabhoodi, et al.
San Diego Superior Court, Case No. 37-2008-00078385-CU-OR-CTL

Counsel's Description of General Nature of Closed Session:

The Commission will discuss the status of the litigation and proposed offer of settlement and compromise.

- c. 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 Bank of America regarding real property commonly known as 14682 Via Fiesta, No. 10, San Diego, California 92127

Counsel's Description of General Nature of Closed Session:

The Commission will discuss initiating a quiet title action against Bank of America regarding a lien recorded in its favor against that real property commonly known as 14682 Via Fiesta, No. 10, San Diego, California 92127.

- d. Conference with Labor Negotiators-Pursuant to Government Code Section 54957.6:

Agency Representatives: Terry Whitesides, Tina Holmes and Sean D. Schwerdtfeger for the Commission

Employee Organization: Social Services Union, Local 221, AFL-CIO

Counsel Description of General Nature of Closed Session: Labor Negotiators will seek direction from the Commission concerning labor Negotiations and then meet and confer with the union.

V. Announcement of Actions Taken in Closed Session.

VI. Adjournment