

HOUSING COMMISSION AGENDA

SAN DIEGO HOUSING COMMISSION
REGULAR MEETING AGENDA
AUGUST 21, 2009, 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, Gary Gramling, Sam Guillen, Sal Salas, Allen Sims and Jim Waring

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 PRESIDENT AND CHIEF EXECUTIVE OFFICER**

50 **APPROVAL OF THE MINUTES**

Approval of the minutes of the May 15, 2009 regular meeting; June 19, 2009 regular and special meetings; June 29, 2009 and July 10, 2009 special meetings.

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 HCR09-077 Award of Contract for Professional Auditing Services

Recommendation: The Audit Committee recommends that the Housing Commission authorize the Executive Vice President & Chief Operating Officer or designee to execute a contract with the Reznick Group for the performance of Financial, Single and various project audits. The FY10 audit cost is proposed to be \$80,000. The current FY10 Budget includes \$91,000 for audit fees.

101 HCR09-065 Disposition of Mountain View Estates (Council District 4)

Recommendations:

Seek Housing Authority authorization to:

1. Approve the conveyance of Mountain View Estates from Housing Our People Economically (HOPE) CDC to the San Diego Community Housing Corporation (SDCHC);
2. Amend the terms of the Housing Commission loans encumbering this property by restating rent restrictions from the current levels of between 31 and 37 percent of Area Median Income (AMI) to 50 percent of AMI (currently \$41,300 for a family of four), as approved by General Counsel, and;
3. Approve a loan of up to \$300,000 to SDCHC for the rehabilitation of Mountain View Estates and authorize the President and Chief Executive Officer or designee to execute necessary documents, as approved and drafted by General Counsel.

102 HCR09-054 Final Bond Authorization for Village Green Apartments (Council District 7)

Recommendation: Housing Authority authorize the issuance of up to \$9,664,172 in multifamily housing revenue bonds to fund the acquisition and rehabilitation of the 94-unit Village Green Apartments, located at 4140-4155 Bonillo Drive, by Wakeland Village Green Apartments, L.P.

103 HCR09-083 Proposed Revisions to the Neighborhood Stabilization Homeownership Program and Budget Revision – Council Districts 3, 4, 7 and 8

Recommendations:

1. Approve a revision to the NSP to allow the Housing Commission (HC) to purchase and rehabilitate single family dwellings and condominiums that have been abandoned or foreclosed in order to resell the homes to eligible low and moderate first time buyers under the NSP or to rent the homes to eligible very low income renters;
2. Approve a revision (Attachment 1) to the Fiscal Year 2010 budget that will transfer \$1,700,000 from Homeownership Loans and Grants to Rental Housing Development and authorize the President and Chief Executive Officer authority to revise the budget to include program income as it is received for NSP activities.

104 HCR09-081 Workshop Discussion: SDHC Financing Plan

No-action item. Discussion only.

105 HCR09-084 City Auditor's Performance Audit of the Housing Commission

Recommendation: Review and accept the Performance Audit issued by the Office of the City Auditor, City of San Diego and direct staff to implement actions needed to address recommendations included in Parts I and II of the Audit Report.

CLOSED SESSION

It is anticipated that the San Diego Housing Commission will convene in closed session on Friday, August 21, 2009 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 Real Property Negotiators-Negotiation with Real Property Negotiator pursuant to subdivision (b) of 54954.5 Government Code and Section 54956.8:

Property: Chollas Creek, 49th Street and Charles Lewis Way, San Diego, California, Parcel Nos.547-330-64 and 547-330-65

Agency Negotiator: Rick Gentry, Carrol Vaughan and Larry Clemens San Diego Housing Commission

Negotiating Parties: Chollas Creek 31, LLC a California limited liability company and the San Diego Housing Commission

Under Negotiation: Real Property Negotiator(s) will seek direction from the Commission concerning price and terms of payment.

- b. Conference with Real Property Negotiator-Negotiation with Real Property Negotiator pursuant to subdivision (b) of 54954.5 Government Code and Section 54956.8:

Property: 453 13th Street, San Diego, CA 92101; APN: 535-155-01,02,03,08,09, &10

Agency Negotiator: Rick Gentry, Carrol Vaughan, Wendy DeWitt, Debbie Ruane and Marco Vakili

Negotiating Parties: Owner: **Entrada LLC, a Washington limited liability Company;**

Under Negotiation: Price and Terms of Payment. Real Property Negotiator will seek direction from the Board.

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

Number of cases: One (1) or more

Counsel's Description of General Nature of Closed Session:

The Commission will discuss whether to initiate litigation based on existing facts and circumstances.

- d. Public Employee Performance Evaluation pursuant to subdivision (e) of 54954.5 Government Code and Section 54957:

Title: President & Chief Executive Officer

- e. Conference with Real Property Negotiator-Negotiation with Real Property Negotiator pursuant to subdivision (b) of 54954.5 Government Code and Section 54956.8:

Property: 2015 Hancock Street, San Diego, CA 92110; APN: 450-613-08-00

Agency Negotiator: Rick Gentry, Carrol Vaughan, Larry Clemens, Debbie Ruane and Marco Vakili
Negotiating Parties: Owner: **Bob Simonson, Comercia Bank;**

Under Negotiation: Price and Terms for the acquisition of partially completed 88 unit multifamily project .

Real Property Negotiator will seek direction from the Board.

V. Announcement of Actions Taken in Closed Session.

VI. Adjournment

INFORMATIONAL REPORTS

HCR09-067 4th Quarter FY09 – Notice of Settlement of Pending Litigation (Citywide)

HCR09-068 4th Quarter FY09 – Status of Loan Portfolio

HCR09-072 Semi-annual FY09 – Disposition of Assets

HCR09-076 Annual FY09 – Section 8 Management Assessment Program (Citywide)

HCR09-078 Annual FY09 – Travel and Training Report