



SAN DIEGO
HOUSING
COMMISSION

SPECIAL MEETING AGENDA

AGENDA FOR SPECIAL MEETING OF THE
SAN DIEGO HOUSING COMMISSION
MAY 10, 2013, 9:01 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 (619) 578.7135 (voice) or (619) 398.2440 (TTY).

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ITEMS

10 CALL TO ORDER

Commissioners Khadija Basir, Gary Gramling, Ben Moraga, Allen Sims, Roberta Spoon, Frank Urtasun 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 & 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.



104 [HCR13-049](#) [Hotel Churchill Development Plan](#)

That the San Diego Housing Commission (Housing Commission) approve item 5 and recommend the Housing Authority of the City of San Diego (Housing Authority) take the actions referenced in items 1, 2, 3, 4, 5 and 6:

- 1) Approve a development services Memorandum of Agreement (MOA), designating Housing Development Partners of San Diego (HDP) or a to-be-formed entity, as the developer for the rehabilitation of the Hotel Churchill for not less than 57 Single Room Occupancy (SRO) units, with the total number of units currently estimated to be 67 SRO units;
- 2) Approve a Letter of Intent (LOI) on terms referenced in the LOI, between the Housing Commission and HDP or a to-be-formed entity for a 65-year lease of the Hotel Churchill;
- 3) Approve an agreement to provide an up to \$3,800,000 residual receipts loan, to be funded with a combination of HOME Investment Partnership (HOME) funds, Inclusionary Affordable Housing funds, and/or SRO Inclusionary In-Lieu funds, to HDP or a to-be-formed entity, for the lease and rehabilitation of the Hotel Churchill, including architectural and other development fees and expenses;
- 4) Approve an agreement to provide up to \$8,296,409 in federal Moving-to-Work (MTW) program funds to HDP or a to-be-formed Housing Commission affiliated entity, as approved by the Housing Commission, for the lease and rehabilitation of the Hotel Churchill;
- 5) Approve an interim predevelopment budget of \$250,000 in Housing Commission SRO In-Lieu funds to be utilized for predevelopment expenses to be incurred by the Housing Commission, or by HDP, to expedite the project, with the right to assign any unexpended portion of the interim predevelopment budget to HDP for the same use and to assign any and all work product developed by the Housing Commission concerning the Hotel Churchill, including, but not limited to, that work product developed under the interim predevelopment budget, to HDP or a to-be-formed entity;
- 6) Authorize the Interim Executive Vice President and Chief Operating Officer of the Housing Commission, or designee to:
 - a. execute any and all documents and to perform such acts as are necessary or appropriate to implement these approvals, including without limitation the execution of the final agreements contemplated in the items approved by this action, upon the advice and consent of the General Counsel of the Housing Commission,



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- b. adjust financing terms/conditions as necessary for consistency with requirements of other funding sources or to accommodate market changes that may occur after approval of this report but before close of escrow, provided, however, that the combined maximum Housing Commission funding amount of \$12,096,409 and the \$19,101,400 maximum estimated total development cost (TDC) may not increase, and
- c. allow the substitution of any portion of the proposed funding sources identified above with alternate funding sources, provided that the substituted funds are available within the Housing Authority-approved budget of the Housing Commission and/or are made available from third-party sources upon terms and conditions which are financially beneficial and commercially reasonable for the project, as determined by the Interim Executive Vice President and Chief Operating Officer upon advice of General Counsel, and provided that the total project Housing Commission loan amount and maximum estimated TDC after substitution does not exceed the amounts approved by this action.

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