



Good Neighbors

San Diego  
Housing Commission

- 1625 Newton Avenue
- San Diego, California 92113-1038
- 619/231 9400
- FAX: 619/544 9193

## HOUSING COMMISSION AGENDA

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**Assistive Listening Devices (ALDs):** Are available from the City Clerk's Office prior to the meeting, and are to be returned at the end of the meeting.

**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>

**SAN DIEGO HOUSING COMMISSION  
AGENDA FOR THE REGULAR MEETING  
APRIL 8, 2005, 9:00 A.M.  
COUNCIL COMMITTEE ROOM  
12<sup>TH</sup> FLOOR, 202 C STREET  
SAN DIEGO, CALIFORNIA**

### **ITEMS**

**10 CALL TO ORDER**

Commissioners Jennifer Adams-Brooks, Tyler Cramer, Leeandrus Knight, Sal Salas, Howard Silldorf, Alice Tumminia 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 PRESIDENT AND CHIEF EXECUTIVE OFFICER**



**50     APPROVAL OF THE MINUTES**

Approval of the minutes of the February 25, 2005 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    HCR05-22     Section 457 Deferred Compensation Plan Revision & Authorization**

**RECOMMENDATION 1:** Recommend the Housing Commission approve and then Housing Authority adopt and authorize the President & CEO to implement optional Plan changes as provided for in the Economic Growth and Tax Relief Reconciliation Act (EGTRRA) of 2001 and Final Treasury Regulations to include: a) An In-Service Transfer provision allowing transfer of 457 Plan assets to a governmental defined benefit plan for purchase of permissible service; b) Addition of a "Roll-in" provision to the Plan from other employer-sponsored plans or personal traditional IRAs; and, further, to implement additional Service Agreement administrative options to include: c) A Self-Directed Brokerage Account (SDB) through HarrisDirect; d) Designate GreatWest Retirement Services as the IRA Provider for mandatory cash out of small account balances, and e) Implement outsourcing of Qualified Domestic Relations Orders (QDRO) processing with a participant service fee.

**RECOMMENDATION 2:** Recommend a) Housing Commission and Housing Authority authorize the President & CEO to implement all future mandatory legislative compliance revisions to the Plan Document with submission to the IRS as appropriate, and to the Service Agreement provided proposed changes are only to bring the Plan into compliance with IRS requirements; and b) Housing Authority approve and delegate to the Housing Commission future optional changes to the Plan.

**101    HCR05-23     California Housing Worker’s Compensation Authority Joint Powers Agreement**

**Recommendation:** That the Housing Commission approve the proposed amendment to CHWCA’s Agreement to clarify CHWCA’s position on premium assessments and to align Article 13 relating to the indemnification of CHWCA’s Board of Directors (Attachment 1).

**102    HCR05-24    Loans for Delta Village (Council District 4)**

**Recommendation:** That the Housing Authority approve loans totaling \$6,100,000 to Community Housing Works to fund acquisition and rehabilitation of Delta Village, located at 4316-4322 and 4352-4368 Delta Street, and authorize the Chief Executive Officer to execute any and all documents necessary to make the approved loans.

**103    HCR05-25    Proposed Revisions to the First Time Homebuyer Programs (Citywide)**

**Recommendation 1:** That the Housing Commission recommend Housing Authority approval to modify the Down Payment/Closing Cost Assistance Grant (DP/CCAG) Program into a two-tiered program: a) for households in the 100 percent Area Median Income (AMI) Category: the lesser of \$10,000 or four percent of the purchase price; and b) for households in the 80 percent or below AMI category: the lesser of \$15,000 or four percent of the purchase price.

**Recommendation 2:** That the Housing Commission recommend Housing Authority approval to modify the second trust deed loans funded under the Shared Equity Loan Program and Condominium Conversion 80 % AMI Loan Program from 15-year equity sharing to 30-year shared appreciation programs.

**Recommendation 3:** That the Housing Commission recommend Housing Authority approval to expand the Condominium Conversion home purchase programs to be applicable to any eligible home purchase in the City.

**104    HCR05-26    Award of Contract for Parking Operation Services for the “Smart Corner” Office Building (District 2)**

**Recommendation:** Approve the award of contract for parking operation services to Ace Parking Management, Inc. for a two (2) year period with the option to renew for three (3) consecutive one (1) year periods, and authorize the Chief Executive Officer to execute the Management Agreement (Attachment 1).

**105    HCR05-27    The Sale and Leaseback of the Property Located at 1625 Newton Avenue (District 8)**

**Recommendations:** That the Housing Commission recommend to the Housing Authority approval of the following actions:

1. Authorize the Housing Commission to sell the office facility

located at 1625 Newton Avenue to Concordia Communities, LLC, or approved affiliate for Six Million Fifty Thousand Dollars (\$6,050,000) pursuant to the Purchase and Sale Agreement (Attachment 1);

2. Authorize the Housing Commission to enter into a fifteen (15) month Leaseback Agreement (including options to extend lease) with Concordia, or approved affiliate to continue to occupy the office facility located at 1625 Newton Avenue (Attachment 2);
3. Authorize the President and Chief Executive Officer (CEO) to execute all documents, receive funds and make any expenditures necessary to implement these agreements, including lease extensions if needed.

**106    HCR05-28    Density Bonus and Procedures Manual**

**Recommendation:** That the San Diego Housing Commission Board support amendments to the Affordable Housing Density Bonus Regulations (San Diego Municipal Code Chapter 14, Article 3, Division 7) and Inclusionary Housing Regulations (Chapter 14, Article 2, Division 13), and adoption of the Density Bonus Procedures Manual, as described herein.

**CLOSED SESSION**

It is anticipated that the San Diego Housing Commission will convene in closed session on Friday, April 8, 2005, 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, IV a. and/or b.**
- III.   **Commissioner public comments, if any.**
- IV.    **Commission will convene in closed session to consider the following agenda:**
  - a.     **Conference with Legal Counsel-Existing Litigation Government Code Section 54956.9 (c)**

**San Diego Housing Commission vs. Strongly Oriented for Action,  
San Diego Superior Court Case No. GIC 830901**

**Counsel's Description of General Nature of Closed Session:**  
Commission will be updated on the status of the litigation  
and direction to counsel concerning status of the same.

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

**Agency Representatives: Ad Hoc Committee and Carrol Vaughan for  
the San Diego Housing Commission**

**Employee Organization: SEIU**

**Counsel's Description of General Nature of Closed Session:**  
Commission will be on the status of these negotiations.

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

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**INFORMATIONAL REPORTS ISSUED SINCE THE LAST  
HOUSING COMMISSION MEETING ON FEBRUARY 25, 2005**

**HCR05-05    Activity Performance Report – Second Quarter FY 2005 (Citywide)**