



Good Neighbors

San Diego
Housing Commission

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- 619/231 9400
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HOUSING COMMISSION AGENDA

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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
AUGUST 5, 2005, 9:00 A.M.
COUNCIL COMMITTEE ROOM
12TH FLOOR, 202 C STREET
SAN DIEGO, CALIFORNIA**

ITEMS

10 CALL TO ORDER

Commissioners Jennifer Adams-Brooks, Tyler Cramer, Leeandrus Knight, Sal Salas, 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



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 HCR05-55 Award of Contract for Landscape Maintenance Services (Citywide)

Recommendation: Recommend that the Housing Commission approve the award of a two-year contract to Aztec Landscaping, Inc. for \$351,850 with the option to renew for one additional one-year period and authorize the President & Chief Executive Officer to execute the contract (Attachment 1).

101 HCR05-75 Loan to Townspeople for HIV/AIDS Housing (Council District 7)

Recommendation: That the Housing Commission recommend Housing Authority approval of a \$1,310,000 residual receipts loan to fund acquisition and rehabilitation of 4242 51st Street and authorize the President and Chief Executive Officer (CEO) to execute any and all documents necessary to make the loan.

102 HCR05-76 Ballpark Village Affordable Housing Program (Council Districts 2 and 8)

Recommendation: Recommend that the City Council authorize the President and Chief Executive Officer to execute the Affordable Housing Agreement (the form of which shall be substantially the same as attached and as approved by the General Counsel of the Housing Commission) with Ballpark Village LLC to provide for the development of 100,000 gross square feet of for-sale affordable housing located adjacent to Petco Park on the northeast and southeast corners of Park Boulevard and Imperial Avenue, and allow for deviations from the standards of the inclusionary housing ordinance, subject to the approval of the variance by the City Council.

103 HCR05-77 Proposed Investment Policy

Recommendation: Adopt the proposed Investment Policy (Attachment 1) and the Investment Quarterly Report format (Attachment 2).

CLOSED SESSION

It is anticipated that the San Diego Housing Commission will convene in closed session on Friday, August 5, 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., b. and c.
- 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-initiation of litigation pursuant to subdivision (c) of Section 54956.9-
One (1) case HAR Construction, Inc.

Counsel's Description of General Nature of Closed Session:

The Commission will whether or not to initiate legal proceedings against HAR Construction, Inc. concerning a refusal to proceed with construction at the Golfcrest, Fulton and Saranac Projects

- b. Conference with Legal Counsel-Existing Litigation Government Code Sections 54956.9 (a) and 54954.5 (c):
 1. Department of Fair Employment and Housing v. San Diego Housing Commission, et al., San Diego Superior Court Case No. GIC 833955

Counsel's Description of General Nature of Closed Session:

Commission will discuss a proposed settlement of this case.

- c. Real Property Negotiations

Conference with Real Property Negotiator – Pursuant to California Government Code Section 54954.5(b) and 54956.8:

Property: 1625 Newton Avenue (“the Property”) currently owned by the San Diego Housing Commission.

Commission Negotiators: Sal Salas, Elizabeth Morris, Carrol Vaughan, and Steve Snyder for the San Diego Housing Commission.

Negotiating Parties: Concordia Communities, LLC, or approved affiliate.

Under Negotiation: Terms of Payment-Extension of time to make payment and to close escrow and potential reduction in term of leaseback and therefore payment by the Commission to Concordia on the leaseback.

V. Announcement of Actions Taken in Closed Session.

VI. Adjournment

**INFORMATIONAL REPORTS ISSUED SINCE THE SPECIAL
HOUSING COMMISSION MEETING ON JULY 8, 2005.**

HCR05-65 Annual Report – Section 8 Terminations

HCR05-66 Annual Report of FY05 Collection Write-Offs (Citywide)

**HCR05-68 Disposition of Real Estate Owned Properties – 2005 Report
(Citywide)**

**HCR05-71 Notice of Settlement of Pending Litigation – Fourth Quarter FY 2005
(Citywide)**