



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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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 26, 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



A state agency authorized by the City of San Diego

50 APPROVAL OF THE MINUTES

Approval of the minutes of the June 3, 2005 and June 24, 2005 regular 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 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 HCR05-77 Proposed Investment Policy

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

102 HCR05-78 Public Housing Assessment System for FY05 (Citywide)

Recommendation: Authorize the President & Chief Executive Officer to execute the PHAS Certification for Indicator #3 – Management Operations (Attachment 1) and submit to the HUD-Los Angeles office with the approved resolution (Attachment 2).

103 HCR05-79 Section 8 Management Assessment Program (Citywide)

Recommendation: Authorize the President and Chief Executive Officer or designee to execute the SEMAP Certification and submit it with the resolution to the HUD Los Angeles office by mail and electronically before August 30, 2005.

104 **HCR05-80** **Memorandum of Understanding with Neighborhood Opportunities Corporation on Behalf of San Diego Reinvestment Task Force**

Recommendation: Recommend Housing Commission approval of the Memorandum of Understanding (MOU) with the Neighborhood Opportunities Corporation for the purpose of serving as fiscal agent 501 (c)(3) for the San Diego Reinvestment Task Force.

105 **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.

106 **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 at the intersection 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.

107 **HCR05-81** **Revision to the minimum annual payment requirement on the loan for Jean C. McKinney Manor. (Council District 4)**

Recommendation: That the Housing Commission approve a revision to the residual receipts loan repayment condition to accept an annual payment equal to 50 percent of the residual receipts as payment on the Housing Commission loan as requested by the first position lender.

108 HCR05-82 Update to Housing Impact Fees on Commercial Development

Recommendation: Direct staff to prepare an ordinance amending the Housing Impact Fees on Commercial Development (San Diego Municipal Code Chapter 9 Article 8 Division 6), as further described herein, including:

1. Use of the *Consumer Price Index* (CPI) as the source by which all linkage fees shall be indexed starting in year two of the newly adopted fee schedule;
2. Do not allow for any building types to have a blanket exemption from the linkage fee and continue to allow for case-by-case waivers approved by the City Council and based upon the guidelines described in Attachment 1.

109 HCR05-61 Workshop on the Proposed San Diego Housing Commission FY 2006 - 2008 Business Plan (Citywide)

Workshop only.

110 HCR05-83 Execution of Contract for Human Resources/Payroll Services

Recommendation: That the Housing Commission authorize the President and Chief Executive Officer (CEO) to execute a contract, in a form approved by General Counsel, for two (2) years ending June 30, 2007 with Full Time Solutions (FTS) for a not-to-exceed amount of \$250,000 in any year without approval of the Housing Authority.

CLOSED SESSION

It is anticipated that the San Diego Housing Commission will convene in closed session on Friday, August 26, 2005, at 9:00 a.m. with the following agenda:

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:

- I. Public Testimony and Comment, if any, concerning any matter on the Closed Session Agenda, IV a.
- II. Commissioner public comments, if any.
- III. Commission will convene in closed session to consider the following agenda:
 - a. Conference with Legal Counsel-Existing Litigation pursuant to subdivision (c) of 54954.5 Government Code and subdivision (a) of Section 54956.9(a):

HAR Construction, Inc. vs. San Diego Housing Commission,
San Diego Superior Court Case No. GIC 852337

Counsel's Description of General Nature of Closed Session:

The Commission will discuss the pendency of litigation concerning the Golfcrest, Saranac and Fulton projects initiated by HAR Construction Company on August 12, 2005 and General Counsel will seek instructions concerning the defense of the action.

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

**INFORMATIONAL REPORTS ISSUED SINCE THE LAST
HOUSING COMMISSION MEETING ON AUGUST 5, 2005**

- HCR05-70 Semi-Annual Equal Opportunity and Small Contracts Status Report
for the Second Half of Fiscal Year 2005**
- HCR05-72 Status of Loan Portfolio – Fourth Quarter Fiscal Year 2005**
- HCR05-74 Activity Performance Report – Fourth Quarter FY 2005 (Citywide)**