



Good Neighbors

San Diego
Housing Commission

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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
FEBRUARY 27, 2004, 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, Robert Grinchuk, 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 CHIEF EXECUTIVE OFFICER



50 APPROVAL OF THE MINUTES

Approval of the minutes of the January 30, 2004, 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 HCR04-15 - Semi-Annual Equal Opportunity and Small Contracts Status Report for the First Half of the Fiscal Year 2004

Informational Report Summary: The San Diego Housing Commission monitors various programs and activities to ensure Equal Opportunity in contracting and employment. The San Diego Housing Authority, through the Housing Commission, administers an equal opportunity contracting program that encourages the participation of Disadvantaged Business Enterprises, Small Business Enterprises, Disabled Veteran Business Enterprises and Section 3 Business Concerns, as defined by Federal regulations, in procurement and contractual activities.

The analysis included in Attachment B displays the actual dollars spent and the percent of total dollars spent with African Americans, Native Americans, Asian/Pacific Islanders, Hispanics, Filipino Americans, Women and Disabled Veteran Business Enterprises, by occupational category. This analysis is prepared according to the laws and regulations applicable to programs supported by federal funds.

101 HCR04-09 – Proposed Loan and Sale-Leaseback with Ken-Tal Senior Partners, L.P. to develop Talmadge Senior Village (Council District 7)

Recommendation: That the San Diego Housing Commission recommend Housing Authority approval of the following actions:

- a) Approve a 30-year amortizing five percent simple interest loan of up to \$315,000 to the Ken-Tal Senior Partners, L.P. as outlined in this report;
- b) Purchase the land from Ken-Tal Senior Partners, L.P. for a total of \$1,570,000 and enter into an arrangement whereby Ken-Tal Senior Partners, L.P. will lease back the property under a 55-year lease agreement as outlined in this report; and,
- c) Authorize the Chief Executive Officer of the Housing Commission, or designee, to execute all documents necessary to facilitate the financing.

102 HCR04-06 – FY05-FY09 Five Year Agency Plan (Citywide)

Recommendation No. 1: That the Housing Commission recommend Housing Authority approval of the FY05-FY09 Five Year Agency Plan (Attachment 2) and authorize its transmittal to HUD by the Chief Executive Officer.

Recommendation No. 2: That the Housing Commission recommend Housing Authority approval of the proposed revisions to the Administrative Plan that details operation of the Section 8 program, to include the changes described in Attachment 3.

Recommendation No. 3: That the Housing Commission approve the proposed revisions to the Admissions and Continued Occupancy Policy (ACOP), that details operation of the public housing program, as fully described in Attachment 4.

103 HCR04-12 – FY2005 Budget Workshop – Discussion on Use of Unrestricted Funds to Provide Affordable Housing (Citywide)

Recommendation: Continue to pursue a variety of activities and use a multi-faceted approach.

CLOSED SESSION

It is anticipated that the San Diego Housing Commission will convene in closed session on Friday, February 27, 2004, at 9:00 a.m. with the following agenda:

- I. Conference with Legal Counsel – existing litigation pursuant to subdivision (a) of Section 54956.9:
 - a. Linda-Rae M. Briggs vs. San Diego Housing Commission, et.al.
San Diego Superior Court Case No. GIC 825250
 - b. Erica Jackson v. San Diego Housing Commission; City of San Diego; Does 1 through 20, inclusive; San Diego Superior Court Case No. GIC 824020
- II. Announcement of Actions Taken in Closed Session
- III. Adjournment