



Good Neighbors

San Diego
Housing Commission

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

HOUSING COMMISSION AGENDA

Assistance for the Disabled: Agendas, reports and records are available in alternative formats upon request. To order information in Braille, oversized print or voice cassette tape, or to arrange for a sign language or oral interpreter for the meeting, please call the City Clerk's office at least five days prior to the meeting at **533-4000 (voice) or 236-7012 (TT)**.

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
MAY 14, 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, 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 CHIEF EXECUTIVE OFFICER



50 APPROVAL OF THE MINUTES

Approval of the minutes of the April 23, 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 HCR04-36 Award of Trash Disposal Services Contract (Citywide)

Recommendation: Approve the award of contract for \$153,221 to EDCO Disposal Corporation for the period of one-year with four additional one-year options, and authorize the Chief Executive Officer to execute the contract.

**101 HCR04-39 Proposed Loan To Affirmed Housing Group for New
Construction of Fifty Apartment Homes at 2170 Coronado
Avenue (“Creekside Trails”) (Council District 8)**

Recommendation: That a loan up to \$1,830,000 be approved as described in this report and summarized below:

- Housing Commission funding of a \$1,400,000 loan to Affirmed for land purchase prior to the June 23, 2004 land purchase-option expiration;
- Contingent upon the California Tax Credit Allocation Committee (TCAC) award of 9% tax credits, the Housing Commission loan to Affirmed of up to an additional \$430,000 for the construction of the proposed units; and

Documentation of terms and conditions of this loan would be contingent upon satisfaction of the General Counsel. The Chief Executive Officer would be authorized to take all actions necessary to effectuate this transaction.

102 HCR04-40 Homeownership Assistance for Renters Affected by Condominium Conversion (Citywide)

Recommendation No. 1: Approve a plan to provide financial assistance and homebuying education to low- and moderate-income tenants affected by condominium conversion. Approximately \$1.89 million in funding (\$1 million in HOME funds and \$890,000 in inclusionary housing revenues) is proposed for the financial assistance component of this program, and \$20,000 is allocated for homeownership education.

Recommendation No. 2: Revise the FY 2005 Housing Commission budget transferring \$890,000 in inclusionary housing funds from Rental Housing Production to Homeownership to provide loans to tenants of condominium converted projects.

103 HCR04-37 Affordable Housing Fund FY2005 Annual Plan (Citywide)

Recommendation: That the Housing Commission:

1. Hear public testimony on the Affordable Housing Fund FY2005 Annual Plan; and
2. Approve submission to City Council of the proposed AHF FY2005 Annual Plan, including the proposed use of Inclusionary Housing Funds for a condominium conversion purchase assistance program.

104 HCR04-25 Proposed Fiscal Year 2005 Budget (Continued from the last meeting)

Recommendation No. 1: Review and recommend Housing Authority adoption of the \$197.2 million proposed FY05 Activity Based Budget. Note: the budget schedule allows for consideration of the budget at today's meeting and approval at the May 14, 2004, Housing Commission meeting to ensure sufficient opportunities for Commissioners to review.

Recommendation No. 2: Recommend that the Housing Authority continue to delegate limited authority to the Housing Commission to amend the FY05 Budget as described on Page 3 of this report, consistent with the policies, programs and activities approved by the Housing Authority, as it has in past years.

Recommendation No. 3: Continue to delegate limited authority to the Chief Executive Officer to amend the FY05 Budget as discussed on Page 3 of this report, consistent with policies, programs and activities approved by the Housing Authority.

Recommendation No. 4: That the Housing Authority approve the use of Section 8 Operating Reserves to support various City of San Diego-related projects.

105 HCR04-38 Section 8 Rental Assistance Program funding

Recommendation 1: Make full payments in June using Section 8 program reserves, seek replenishment of Section 8 project account to cover HAP costs or, failing HUD funding, use proceeds from the sale of public housing units to the San Diego Unified School District.

Recommendation 2: Approve proposed program revisions that will result in cost containment and cost reduction in the Section 8 Rental Assistance Program. These revisions include changes to the payment standard, the subsidy standards and changes in procedures on rent increases.

106 HCR04-23 Workshop – Bond & Tax Credit Financing (Postponed from the last meeting)

Recommendation: N/A

CLOSED SESSION

It is anticipated that the San Diego Housing Commission will convene in closed session on Friday, May 14, 2004, 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 and/or c and/or d.
- III. Commissioner public comments, if any.
- IV. Commission will convene in closed session to consider the following agenda:
 - a. Conference with Labor Negotiators-Pursuant to Government Code Section 54957.6:

Agency Representatives: Carrol Vaughan for the San Diego Housing Commission
Employee Organization: Social Services Union, Local 535, AFL-CIO

Counsel's Description of General Nature of Closed Session:

The Commission will hear a report on the status of the labor negotiations and will be asked to give directions to the Labor Negotiators concerning the negotiations of the labor contract.

b. Conference with Legal Counsel-Existing Litigation-Government Code Section 54956.9 (c)

1. San Diego Unified School District v. City of San Diego Housing Authority, et al.; SDSC No.: GIC 824968-1

Counsel's Description of General Nature of Closed Session:

Commission will be updated on the status of the litigation which involves an eminent domain case filed by the San Diego Unified School District to acquire title to the public property located at 4118-4132 52nd Street, San Diego, California. Counsel will seek direction concerning potential resolution of the litigation.

2. San Diego Unified School District v. Housing Authority of the City of San Diego, et al.; SDSC No.: GIC 818607-1

Counsel's Description of General Nature of Closed Session:

Commission will be updated on the status of the litigation which involves an eminent domain case filed by the San Diego Unified School District to acquire title to the public property located at 3759 Ward Road, San Diego, California. Counsel will seek direction concerning potential resolution of the litigation.

3. San Diego Unified School District v. Housing Authority of the City of San Diego, et al.; SDSC No.: GIC 818608-1

Counsel's Description of General Nature of Closed Session:

Commission will be updated on the status of the litigation which involves an eminent domain case filed by the San Diego Unified School District to acquire title to the public property located at 3410-3420 43rd Street, San Diego, California. Counsel will seek direction concerning potential resolution of the litigation.

4. San Diego Unified School District v. Housing Authority of the City of San Diego, et al.; SDSC No.: GIC 818606-1

Counsel's Description of General Nature of Closed Session:

Commission will be updated on the status of the litigation which involves an eminent domain case filed by the San Diego Unified School District to acquire title to the public property located at

3335 Van Dyke Avenue, San Diego, California. Counsel will seek direction concerning potential resolution of the litigation.

- c. Conference with Legal Counsel-anticipated litigation-initiation of litigation pursuant to subdivision (c) of Section 54956.9-

One (1) case San Diego Housing Commission vs. Strongly Oriented for Action ("SOFA") Counsel's Description of General Nature of Closed Session: Commission will be updated on the status of discussions with SOFA arising out of the Loan and Grant from the Commission to SOFA. Counsel will seek additional direction as to whether or not to initiate litigation against SOFA at this time.

- d. Real Property Negotiations

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

Property: 1334 7th Avenue, San Diego, California 92101 ("the Property") currently owned by the San Diego Interfaith Housing Foundation proposed to be sold to Mr. Steve Considine and concerning the release of restrictions in favor of the Commission concerning the Property.

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

Negotiating Parties: San Diego Interfaith Housing Foundation and/or Mr. Steve Considine or assignee.

Under Negotiation: Price and Terms of Payment for requested release of covenants affecting the Property by Commission.

Counsel Description of General Nature of Closed Session:
The Commission will discuss the price and terms of payment that it may accept from the San Diego Interfaith Housing Foundation and/or Steve Considine for the release of affordability covenants on the subject property

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