



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
JULY 23, 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 May 14, 2004, June 4, 2004 and July 2, 2004, 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 HCR04-52 Funding Received from State of California CalHome First Time Homebuyer Mortgage Assistance Program and FY2005 Budget Revision (Citywide)

Recommendation 1: Recommend Housing Authority authorization to revise the FY2005 budget as presented in Attachment 1 to include the \$1 million in CalHome First Time Homebuyer Mortgage Assistance Program funds.

Recommendation 2: Recommend Housing Authority authorization to revise the FY2005 budget to transfer \$724,312 of HOME Program Income funds from Homeownership to Rental Housing Production.

101 HCR04-53 Appointment of Loan Committee Member (Citywide)

Recommendation: That the Housing Commission confirm the nomination of Nicole Norton to serve a two-year term on the Loan Committee, in accordance with Commission Loan Committee Policy.



102 HCR04-54 Rescission of Existing Declaration of Covenants, Conditions and Restrictions for 1334 Seventh Avenue (CD2)

Recommendation: It is recommended that the Housing Commission rescind its existing Declaration, for the vacant lot at 1334 Seventh Avenue to allow the owner, Interfaith, to sell the property for market rate housing as described in this report.

Contingencies of this action include:

- The action shall be contingent upon the Housing Commission receiving a \$342,250 share of the proceeds;
- The sale escrow and cash payment to the Housing Commission must be completed within 60 days from this meeting date;
- The Housing Commission shall have the right to approve the escrow instructions; and
- The documents for rescinding the Declaration must be contingent upon satisfaction of the General Counsel. The Chief Executive Officer would be authorized to take all actions necessary to complete this transaction.

103 HCR04-55 Workshop on First Time Homebuyer Programs (Citywide)

Recommendation: N/A

CLOSED SESSION

It is anticipated that the San Diego Housing Commission will convene in closed session on Friday, July 23, 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.
- 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 efforts to resolve the same.

b. Real Property Negotiations

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

Property: 14350-60 Camino de la Luna, San Diego, CA
92127; Ten Unit Apartment Complex

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

Negotiating Parties: Pardee Construction.

Under Negotiation: Price and Terms of Payment for purchase of real property in the NCFUA

Counsel Description of General Nature of Closed Session:

The Commission will discuss the price and terms of payment that it may pay to purchase the ten (10) unit project

c. Conference with Legal Counsel-anticipated litigation-
initiation of litigation pursuant to subdivision (c) of Section
54956.9-
One (1) case

Counsel's Description of General Nature of Closed Session:

The Commission will be updated on the status of discussions arising out potential defaults under the terms of loan agreements between the Commission and a Borrower. Counsel will seek direction as to whether or not to initiate litigation against the Borrower at this time.

V. Announcement of Actions Taken in Closed Session.

VI. Adjournment.