



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
AUGUST 20, 2004, 9:00 A.M.
COUNCIL CHAMBERS
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 July 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 HCR04-60 Section 8 Management Assessment Program (Citywide)

Recommendation: Authorize the Chief Executive Officer to execute the SEMAP Certification and submit it with the resolution to the HUD Los Angeles office by mail and electronically before August 30, 2004.

101 HCR04-66 Public Housing Assessment System for FY04 (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).

102 HCR04-67 Appointment of Loan Committee Members (Citywide)

Recommendation: That the Housing Commission confirm the nominations of James B. Hunt and Todd Gloria, and reappoint Paul Shipstead and Joseph Fredrick Oliver, to the Loan Committee for two-year terms.

**103 HCR04-68 Housing Enhancement Loan Program in the Crossroads
Redevelopment Project Area (Council Districts 4 & 7)**

Recommendation No. 1: Recommend Housing Authority authorization for the President and Chief Executive Officer to execute the Agreement (Attachment 2) with the City Redevelopment Agency to administer the Crossroads Housing Enhancement Loan Program.

Recommendation No. 2: Recommend Housing Authority approval of an increase of \$452,000 for the Fiscal Year 2005 Housing Rehabilitation owner-occupied loan budget to incorporate City Redevelopment Agency tax increment housing set-aside funds for the Crossroads Housing Enhancement Loan Program.



104 HCR04-70 Acquisition of the Fairbanks Summit Apartments (Council District 1)

Recommendation No.1: That the Housing Commission recommend that the Housing Authority authorize the:

- a) Acquisition of the 10-unit Fairbanks Summit Apartments from Pardee Homes for an amount not to exceed \$1.2 million; and
- b) Chief Executive Officer of the Housing Commission, or designee, to execute all documents necessary to facilitate the acquisition of the project, subject to approval by General Counsel.

Recommendation No. 2: That the Housing Authority authorize an amendment to the Housing Commission fiscal year 2005 Rental Housing Production budget to include \$1.2 million in additional carryover of Local funds from fiscal year 2004.

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

Continued from July 23, 2004 Housing Commission meeting

CLOSED SESSION

It is anticipated that the San Diego Housing Commission will convene in closed session on Friday, August 20, 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)**
 1. **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 direction to counsel concerning potential settlement of 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, if it elects to convene in closed session.

- 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.**