



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  
OCTOBER 8, 2004, 9:00 A.M.  
COUNCIL COMMITTEE ROOM  
12<sup>TH</sup> 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 September 10, 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    HCR04-75    Multifamily Housing Revenue Bonds for the Vista Terraza Apartments (Council District 1)**

**Recommendation:** That the Housing Commission recommend that the City Council hold a public hearing (*known as a TEFRA hearing - Tax Equity and Fiscal Responsibility Act*) and adopt a resolution approving the issuance of bonds by CSCDA in order to finance the development of the Vista Terraza Apartments.

**101    HCR04-76    San Diego Second Chance Prisoner Reentry Employment Program (PREP) Transitional Housing Grant (Council Districts 3, 4, 7, and 8)**

**Recommendation:** That the Housing Commission approve a grant in the amount of \$56,250 as partial operating support to San Diego Second Chance's 18-bed Prisoner Reentry Employment Program (PREP) and authorize the President & Chief Executive Officer to execute a contract in a form acceptable to General Counsel.

**102    HCR04-69    Amendments to YWCA Declaration of Covenants, Conditions and Restrictions (Council District 2)**

**Recommendation:** That the Housing Commission authorize the President and Chief Executive Officer to execute any and all documents necessary, including an Amendment to the Declaration of Covenants, Conditions and Restrictions, to increase the eligible income of tenants from 40 percent to 50 percent of Area Median Income (AMI), provided that the maximum rents will not be increased.



**103    HCR04-77    Establishment of an Ad Hoc Retirement Benefit Committee of the San Diego Housing Commission Board**

**Recommendation:** That the Housing Commission Board establish an Ad Hoc Retirement Committee comprised of not more than three (3) Board members to evaluate a potential change to the retirement benefit offered by the Housing Commission, including a potential recommendation of the adoption of a defined benefit plan.

**104    HCR04-78    Inclusionary Housing Ordinance**

**Recommendation:** Recommend adoption of the proposed amendment to the inclusionary housing and density bonus regulations which would amend the Municipal Code as follows:

1. Exempt from the inclusionary housing ordinance certain specified residential uses. The amendments would also exempt residential development that is subject to a Vesting Tentative Map deemed complete prior to June 3, 2003 as well as residential development subject to a Development Agreement approved prior to that date.
2. Clarify the in-lieu fee requirements.
3. Creates a new type of density bonus to incentivize the inclusion of affordable housing units on the development site.
4. And other minor miscellaneous changes to each ordinance.

**CLOSED SESSION**

It is anticipated that the San Diego Housing Commission will convene in closed session on Friday, October 8, 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.
- III.   Commissioner public comments, if any.
- IV.    Commission will convene in closed session to consider the following agenda:

a. Real Property Negotiations

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

Property: 14350-60 Camino de la Luna, San Diego, CA  
92127; Ten (10) 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 located with 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.

V. Announcement of Actions Taken in Closed Session.

VI. Adjournment.