



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 29, 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 October 8, 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    HCR04-78    Inclusionary Housing and On-Site Building Bonus**

**Recommendation:** That the Housing Commission consider the information contained in this report and recommend adoption of the proposed amendments to the Inclusionary Housing and Density Bonus Ordinance (Attachments 1, 2 and 3) as summarized on page 8 of this Report; and give policy advise regarding amendments to the 2003 Inclusionary Housing Ordinance and the 2000 Density Bonus Ordinance.

**101    HCR04-70    Funding for the 2004/2005 City Homeless Shelter Programs (Citywide)**

**Recommendation:** That the Housing Authority approve the Memorandum of Understanding (Attachment 1) between the Housing Commission and the City of San Diego to provide up to \$445,000 for the City's FY05 Family Shelter and Winter Shelter Programs.



**102 HCR04-81 University Canyon Plan for Re-Use (Council District 6)**

**Recommendation 1:** That the Housing Commission: (a) Allow the University Canyon project based Section 8 contract to expire in July 2005; (b) Accept 120 Section 8 Housing Choice Vouchers for current residents of University Canyon; and (c) Restructure the occupancy of the property to include a mix of public housing, Section 8 vouchers and open market for low income families thereby maintaining the affordability restrictions included in the lease between the Housing Commission and the Housing Authority.

**Recommendation 2:** (a) That the Housing Authority replace up to thirty five units of public housing at the University Canyon site, dependent upon the receipt of all applicable approvals and environmental compliance, using the proceeds received from the sale of units to the San Diego Unified School District; (b) that the Housing Commission be directed to use these funds to pay off the remaining mortgage on the property in July 2005, complete needed physical improvements and operate these units in compliance with the public housing program; and (c) that the President and Chief Executive Officer be authorized to execute all required documents to complete these transactions.

**103 HCR04-88 Workshop on the San Diego Housing Retirement Benefits**

**104 HCR04-89 Contracts for the Provision of Retirement Benefit Services**

**Recommendations:**

1. That the Board authorize the retention of Jane Barry of The Epler Company, as a pension and actuary advisor; Robert K. Butterfield of the firm of Butterfield Schechter, LLP, as a retirement attorney; and Robert Bell of Heller Ehrman White & McAuliffe LLP as an attorney concerning labor issues affecting the retirement plan, as necessary. All would advise the Ad Hoc Committee and the Board in connection with its review of the retirement plan(s) currently provided, and/or to be provided to the employees of the San Diego Housing Commission including recommendations concerning a defined benefit plan.
2. That the Board shall authorize any two (2) members of the Ad Hoc Committee to execute agreements retaining the attorneys and advisors, as recommended above, in a form approved by the General Counsel of the Commission.
3. It is recommended that the Board authorize the above referenced budget action.

**CLOSED SESSION**

It is anticipated that the San Diego Housing Commission will convene in closed session on Friday, October 29, 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:

Real Property Negotiations

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

Property: The property designated Site #428 located at Nimitz Boulevard and Famosa Boulevard in the Ocean Beach area currently owned by Housing Authority of the City of San Diego; APN 449-270-20 thru -22.

Agency Negotiators: Sal Salas, Elizabeth Morris, Carrol Vaughan, Steve Snyder for the San Diego Housing Commission.

Negotiated Parties: Coastal Holdings, LLC.

Under Negotiation: Price and Terms

Counsel Description of General Nature of Closed Session:

The Commission will discuss the price and terms of payment that it might collect for the sale of the referenced site.

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