



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 **Debbie Dorsey at 619-578-7546**. Internet access to agendas and reports is available at <http://www.sdhc.net>.

**SAN DIEGO HOUSING COMMISSION
AGENDA FOR THE SPECIAL MEETING
JULY 23, 2003, 9:00 A.M.
SOLOMON CONFERENCE ROOM
1625 NEWTON AVENUE
SAN DIEGO, CALIFORNIA**

ITEMS

10 CALL TO ORDER

Commissioners Jennifer Adams-Brooks, Tyler Cramer, Robert Grinchuk, Santiago Robles, 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



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 HCR03-053 - Approval of Purchase and Sale Agreement for the Housing Commission's Proposed Office Development (District 2)

Recommendation 1a: The Housing Commission rescind its approval of the initial draft of the Purchase and Sale Agreement (PSA) for Smart Corner, voted on June 28, 2002, and referenced in Housing Commission Report No. HCR 02-063 in conjunction with the Housing Commission's proposed new office facility.

Recommendation 1b: The Housing Commission recommend Housing Authority approval of a new PSA (Attachments 1 and 2a and 2b) with Lankford & Associates, Inc., or a Limited Liability Company of which Lankford & Associates, Inc. is the managing member owning not less than 51% of the company, provided that the composition of the Limited Liability Company is approved by the Housing Commission's CEO, or designee and General Counsel, and authorize the CEO to execute a PSA as approved by General Counsel to effectuate the purchase for an acquisition cost not to exceed \$23,846,160.

Recommendation 1c: The Housing Commission recommend the Housing Authority approve a total development budget of \$26,532,510, authorize the CEO to expend up to this amount, and delegate the resolution of all cardinal issues related to the acquisition of the proposed new office facility to the Board of the Housing Commission, so long as initial annual principle and interest costs do not exceed \$1,754,000.

Recommendation 1d: The Housing Commission form a new office facility advisory ad-hoc committee to be comprised of Commissioners Salas, Yip and Adams-Brooks to provide Housing Commission staff direction and resolve non-cardinal issues related to the acquisition of the proposed new office facility. "Non-cardinal" are those issues not involving changes to the essential elements of the transaction, but including all other types and kinds of issues related to the transaction. Upon the advice of the new office facility advisory ad hoc committee and General Counsel, the authority to make decisions concerning non-cardinal issues shall be vested in the CEO of the Housing Commission.

Recommendation 2a: The Housing Commission reject financing term sheets provided by Buchanan Street Partners, L.P. in conjunction with their contract as

Financial Advisors to the Housing Commission. A summary of proposed terms is included in Attachment 4.

Recommendation 2b: The Housing Commission recommend Housing Authority accept the Financing Term Sheet provided by US Bank directly to the Housing Commission (Attachment 5), and authorize the CEO, with advice and concurrence of General Counsel and the Commissioners' new office facility advisory ad hoc committee, to seek a firm financing commitment consistent with that term sheet, and authorize execution of all required documents to secure a 2-year forward commitment for financing and 5-year permanent financing in an amount not to exceed \$21 million at a fixed interest rate of no greater than 7 percent.

CLOSED SESSION

It is anticipated that the San Diego Housing Commission will recess into Closed Session on July 23, 2003, at 9:00 a.m. with the following agenda:

Public Testimony, if any, concerning Item II (a)

- I. Conference with Legal Counsel - anticipated (threatened) litigation, pursuant to Government Code Section 54956.9(b)(1), (b)(3)(A) and (C), and 54954.5(c):

One (1) matter – In re the matter of San Diego Housing Commission v. Northwestern Mutual Life Insurance Company, Pacifica Companies, North Bonita Partners, N.B. Partners, So. Cal Development, Inc., George Fermanian and Rodney Stone; and/or Commonwealth Land Title Insurance Company, Northwestern Mutual Life Insurance Company, Pacifica Companies v. San Diego Housing Commission

- II. Real Property Negotiations

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

Property:

A 60,000 square foot block bounded by C Street, 11th and 12th Avenues, and Broadway, also known as parcel number 534, 194, 01 through 04, and 09 owned by the San Diego Redevelopment Agency, and parcel number 08 currently owned by the San Diego Metropolitan Transit Authority.

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

Negotiated Parties: Lankford Associates, Inc.

Under Negotiation: Price and Terms of Payment

III. Announcement of Actions Taken in Closed Session.

ADJOURNMENT