



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 **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 REGULAR MEETING
AUGUST 15, 2003, 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, 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

40 REPORT BY THE CHIEF EXECUTIVE OFFICER



50 APPROVAL OF THE MINUTES

The minutes of the July 18, 2003 regular meeting will be approved on September 12, 2003.

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 HCR03-058 - 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, 2003.

101 HCR03-055 - Public Housing Assessment System (PHAS) for FY03 (Citywide)

Recommendation: Authorize the Chief Executive Officer to execute the PHAS Certification for Management Operations (Indicator 3) and submit to HUD-Los Angeles office with the approved resolution by mail and electronically before August 31, 2003.

102 HCR03-045 - Completion of Feasibility Study to Establish the San Diego Capital Collaborative

Recommendation: Accept the report as outlined in Attachment 1 from the Reinvestment Task Force on the feasibility of establishing an equity capital fund for housing and economic development.

103 HCR03-049 - Application for State of California CalHome Program Funding (Citywide)

Recommendation: That the Housing Commission recommend the City Council authorize an application to the State of California for up to \$3 million in funding from the CalHome Program in support of homeownership.

104 HCR03-062 - Sole Source Procurement for Insurance

Recommendation: Ratify a sole source contract in the amount of \$133,216 with the Housing Authority Insurance Group for the purpose of procuring Commercial

Liability, Public Official's Errors and Omissions, and Employment Practices insurance effective from July 1, 2003 through June 30, 2004.

105 HCR03-052 - Change of Ownership Entity for Westview Apartments (Council District 3)

Recommendation: That the Housing Commission approve a change of the ownership entity for Westview Apartments (3536 43rd Street) from Westview Home Apartments, LLC to City Heights Community Development Corporation (CHCDC); authorize assignment of all obligations of the Housing Commission's loan agreement with the LLC to CHCDC; and authorize the Chief Executive Officer to execute any and all documents necessary to complete the transaction, subject to the approval of General Counsel.

106 HCR03-065 - Spending Plan for Mercado Apartments Debt Service Savings (Council District 8)

Recommendation: Approve a spending plan for the annual debt service savings from refinancing a bank loan to: 1) fortify the project's regular operating and replacement reserves; 2) reimburse the project's owner, Metropolitan Area Advisory Committee (MAAC Project), for loan refinancing costs; 3) increase the partnership management fee; and 4) deposit the remainder of the savings into a reserve against potential financial liabilities when the project's tax credit partnership is dissolved.

107 HCR03-064 - 2893 Boston Ave (Council District 8)

Recommendation: Authorize the Chief Executive Officer to take all actions necessary to:

- a) Reject all bids received for construction of five public housing units at 2893 Boston Avenue;
- b) Reprogram unexpended HUD funds (currently estimated at **\$741,739**) for use in the Housing Commission's Public Housing Modernization Program;
- c) Request that HUD waive repayment of HUD funds already expended for the site as a public housing project;
- d) Return at a future date with a plan for the use/disposition of the 2893 Boston Avenue site that will include a proposal for additional public housing units utilizing a similar amount of a future Capital Fund allocation.

108 HCR03 - Affordable Housing Task Force

This item forwards the Affordable Housing Task Force Report, which contains recommendations concerning goals for housing production, development,

regulations, and incentives; financing and revenue; and homeowners, renters, and preservation issues.

CLOSED SESSION

It is anticipated that the San Diego Housing Commission will convene in closed session on Friday, August 15, 2003, at 9:00 a.m. with the following agenda:

Public Testimony – if any, concerning Item III (a)

- I. Conference with Legal Counsel - existing litigation, pursuant to California Government Code Section 54956.9(a) and 54954.5(c):

Leticia Ruiz, Manuel Quintero, Auturo Herrere. vs. San Diego Housing Commission San Diego Superior Court Case No. GIC 809702

Caryl Foster et al., v. 630 F Street, LLC et al., San Diego Superior Court Case No. GIC 804502

- II. 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

- III. Real Property Negotiations

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

Property: 1334 7th Avenue, San Diego, California 92101 (“the Property”) currently owned by the San Diego Interfaith Housing Foundation proposed to be sold to Mr. Steve Considine and concerning the release of restrictions in favor of the Commission concerning the Property.

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

Negotiating Parties:

San Diego Interfaith Housing
Foundation and/or Mr. Steve Considine
or assignee

Under Negotiation:

Price and Terms of Payment for
requested release of covenants
affecting the Property by Commission

IV. Announcement of Actions Taken in Closed Session.

ADJOURNMENT