



Good Neighbors

# San Diego Housing Commission

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## 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 Bill Luksic at 619-578-7540. Internet access to agendas and reports is available at <http://www.sdhc.net>.

**SAN DIEGO HOUSING COMMISSION  
AGENDA FOR THE REGULAR MEETING  
COUNCIL COMMITTEE ROOM  
MAY 10, 2002, 9:00 A.M.  
202 C STREET, 12TH FLOOR  
SAN DIEGO, CALIFORNIA**

### ITEMS

**10 CALL TO ORDER**

Commissioners Neal Arthur, David Dick, Robert Grinchuk, Santiago Robles, Sal Salas, and Alice Tumminia

**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 meeting of April 12, 2002.

**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 HCR02-036 – Revised Maintenance Charge Schedule for Public Housing Residents (Citywide)**

**Recommendation:** Adopt proposed revisions to the Public Housing Maintenance Charge Schedule.

**101 HCR02-037 – Revised Utility Allowance Schedule for Public Housing Units (Citywide)**

**Recommendation:** Approve the revised Utility Allowance Schedule for Public Housing residents as mandated by the U.S. Department of Housing and Urban Development.

**102 HCR02-039 – U.S. Department of Housing and Urban Development Super Notice of Funding Availability Applications**

**Recommendation:** Authorize grant applications under the 2002 SuperNOFA for the FSS Coordinators Program and the ROSS Public Housing Service Coordinator Program, and seek Housing Authority approval to amend the FY03 Housing Commission budget to reflect the addition of awarded funds.

**103 HCR02-033 – Award of Contract for Landscape Services (Citywide)**

**Recommendation:** Approve the award of a two-year contract to Aztec Landscaping, Inc. for \$282,362, with a ten percent contingency, and authorize the Chief Executive Officer to execute the contract and extend the agreement for an additional one-year period.

**104 HR02-041 – Proposed Loan to City Heights Community Development Corporation for Metro Residential Housing Development (Council District 3)**

This Informational Report discusses a proposed rental housing development to be built in City Heights. General information regarding the location, development

team, and financial plan is included. It is anticipated that a recommendation for funding will be presented at the next Housing Commission meeting of June 7, 2002.

**105 HCR02-034 – Predevelopment Loan to Bayview Community Development Corporation for Bayview Legacy Residences (Council District 4)**

**Recommendation:** Approve a loan of up to \$173,887 to pay predevelopment costs associated with construction of a 144-unit affordable rental-housing complex for families located at 325 54th Street.

**106 HCR02-035 – Loan to a Limited Partnership Between St. Stephens Church of God in Christ and The Related Companies of California for the Construction of St. Stephens Senior Apartments (Council District 4)**

**Recommendation:** Forward for Housing Authority authorization a residual receipts loan of \$677,158 for financing construction of a 50-unit rental housing development located at 5625 Imperial Avenue in the San Diego community of Encanto.

**107 HCR02-038 – Predevelopment Loan to Housing Development Partners (Council District 7)**

**Recommendation:** Approve an unsecured predevelopment loan of up to \$50,000 to pay a portion of predevelopment expenses associated with new construction of 80 rental units at 52<sup>nd</sup> and El Cajon Boulevard.

**CLOSED SESSION**

It is anticipated that the San Diego Housing Commission will recess into Closed Session on May 10, 2002 at 9:00 a.m. with the following agenda:

**Public Testimony-if any concerning Item II (a), (b) and (c)**

- I. Conference with Legal Counsel - existing litigation, pursuant to California Government Code Section 54956.9(a) and 54954.5(c):
  - (a) San Diego Housing Commission, a public agency; and Housing Authority of the City of San Diego, a public agency v. WEYERHAEUSER COMPANY, a Washington Corporation; ROMAN E.C.D., INC., a California Corporation; VIGILANT INSURANCE COMPANY, a New Jersey Corporation; and DOES 1 through 50.  
San Diego Superior Court Case No. GIC755508

- (b) Cruz Gandara and Maria Gandara v. Mary Anne Chacon, Gerald Chacon, City of San Diego, San Diego Housing Commission; and DOES 1 through 10.  
San Diego Superior Court Case No. GIC 775291

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, 11<sup>th</sup> and 12<sup>th</sup> 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: Neal Arthur, David Dick, Elizabeth Morris, and Carrol Vaughan, for the San Diego Housing Commission

Negotiated Parties: Centre City Development Corporation and Lankford Associates, Inc.

Under Negotiation: Price and Terms

- (b) Conference with Real Property Negotiators - Government Code Section 54954.5(b) and 54956.8:

Property: Portion of Real Property located at 2766 Cardinal Road, San Diego, CA 92123; Assessors Parcel No. 677-021-25-00 and 677-021-24-00

Agency negotiator: Elizabeth C. Morris, Carrol Vaughan, Steve Snyder and Dan Turpin on behalf of the San Diego Housing Commission and the Housing Authority of the City of San Diego

Negotiating parties: Children's Home Society and the Housing Authority of the City of San Diego and the San Diego Housing Commission

Under negotiation: Price and Terms

- (c) Conference with Real Property Negotiators – Government Code Section 54954.5(b) and 54956.8:

Property: The release, satisfaction and reconveyance of that Deed of Trust in favor of the San Diego Housing Commission executed

by Trustor therein, Carter Reese No. 11, LP, concerning the real property known as Skyline and Woodman – Assessor's Parcel No. 549-450-04, 05, 06, 08, 08, 09, 10, 11.

Agency Negotiator: Elizabeth Morris, Carrol Vaughan and Neal Arthur on behalf of the Commission, the beneficiary under the Deed of Trust which encumbers the real property sought to be released from the encumbrance, and Reese A. Jarrett on behalf of Trustor of the Deed of Trust, Carter Reese No. 11, LP.

Negotiating Parties: San Diego Housing Commission and Carter Reese No. 11, LP.

Under Negotiation: Price and Terms

III. Adjournment and Announcement of action taken in Closed Session

**ADJOURNMENT**