



## 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 **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  
NOVEMBER 15, 2002, 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, 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**

Approval of the minutes of the regular meeting of October 4 and the special meeting of October 25, 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 HCR02-095 – Application for Mortgage Credit Certificate Allocation (Citywide)**

**Recommendation:** Seek Housing Authority authorization of an application for up to \$25 million allocation in Mortgage Credit Certificates.

**101 HCR02-097 – Proposed Revisions to the First-Time Homebuyer Programs (Citywide)**

**Recommendation:** Review the First Time Homebuyer Program and recommend Housing Authority approval to: 1) modify the amount of the second trust deed loan funded under the Shared Equity Loan Program from \$40,000 to 25 percent of the maximum purchase price; and 2) increase the amount provided under the Down Payment Program to the lesser of \$7,500 or four percent of the purchase price.

**102 HCR02-101 – Multifamily Housing Revenue Bonds for Rancho del Norte Apartments (Council District 1)**

**Recommendation No 1:** Take initial steps to issue tax-exempt and taxable housing revenue bonds to finance the new construction by Chelsea Investment Corporation of Rancho del Norte Apartments, located in the North City Future Urbanizing Area.

**Recommendation No. 2:** Approve Joe C. Litten as financial advisor and Orrick, Herrington & Sutcliffe as bond counsel to begin work on the project.

**103 HCR02-106 – Budget Development Presentation**

**Recommendation:** Continue to use the activity based budget approach for the fiscal year 2004 budget.

**CLOSED SESSION**

It is anticipated that the San Diego Housing Commission will recess into Closed Session on November 15, 2002 at 9:00 a.m. with the following agenda:

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

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

- (a) One (1) Matter – In re the matter of 630 F Street, LLC, vs. San Diego Housing Commission and City of San Diego

- 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: Sal Salas, Elizabeth Morris, Carrol Vaughan, Steve Snyder and Jack Farris 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 Negotiator - Pursuant to California Government Code Section 54954.5(b) and 54956.8:

Property: North side of Broadway, between 13<sup>th</sup> and 14<sup>th</sup> Streets with a street address of 1320 Broadway, San Diego, CA. Lots 1-8 of Thomas Resubdivision of Block 27 of Horton's Addition, Map 211; plus

the south half of the closed and vacated alley adjoining the north property line, City of San Diego, State of California.

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

Negotiated Parties: Will Griffith, Director of Real Estate Assets for the City of San Diego

Under Negotiation: Price and Terms

III. Announcement of Actions Taken in Closed Session.

**ADJOURNMENT**