



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 **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
DECEMBER 13, 2002, 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

Approval of the minutes of the regular meeting of November 15 and the special meeting of November 22, 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 HCR02-108 – 2003 Housing Commission Meeting Schedule

Recommendation: Approve the 2003 Housing Commission meeting schedule.

101 HCR02-103 – Award of Contract for Removal/Replacement of Wood Fencing at Various Public Housing Sites (Council District 8)

Recommendation: Approve the award of contract to AANCO Fence Co., in the amount of \$124,228 with a ten percent contingency (\$12,422), for removal/replacement of wood fencing and installation of block walls at scattered single family public housing homes.

102 HCR02-109 – Fiscal Year 2002 Audit Reports

Recommendation: Accept the Fiscal year 2002 Audit Reports prepared by Calderon, Jaham & Osborn.

103 HCR02-107 – Modification of Lease for 252 16th Street (Council District 8)

Recommendation No. 1: Approve modifications to the terms and conditions of the Lease Agreement for 252 16th Street, currently used as a 22-space parking lot.

Recommendation No. 2: Delegate administrative authority to the Chief Executive Officer to approve the assignment and assumption of the lease to a subordinate purchaser.

104 HCR02-098 – Extension of Trolley Court Loan (Council District 8)

Recommendation: Extend the Trolley Court loan for a period of 20 years and modify the terms and conditions to amortize the loan at three percent interest for the 185-unit single room occupancy residential facility located at 940 12th Avenue.

105 HCR02-100 – San Diego Capital Collaborative Feasibility Study (Citywide)

Recommendation: Accept the feasibility study on the San Diego Capital Collaborative, which will be formed to provide equity capital for funding affordable housing projects.

106 HCR02-110 – Multifamily Housing Revenue Bonds For New Construction Project to be Located at 9th & Broadway (Council District 2)

Recommendation No. 1: Take initial steps to issue tax-exempt and taxable multifamily housing revenue bonds to finance new construction of a 398-unit development to be located at 9th and Broadway.

Recommendation No. 2: Approve CSG Advisors, Inc. as financial advisor and Stradling, Yocca, Carlson & Rauth as bond counsel to begin work on the project

107 HCR02-055 – San Diego Housing Commission Business Plan (Citywide)

Recommendation: Approve the FY2004 – 2006 Business Plan that will be used to develop annual budget plans, goals and objectives to achieve the Housing Commission's mission.

108 HCR02-102 – Proposed Fiscal Year 2003 Budget Revision (Citywide)

Recommendation: Approve the revision that will result in a net increase to the Fiscal Year 2003 budget of \$11,359,204 and recommend final approval by the Housing Authority.

CLOSED SESSION

It is anticipated that the San Diego Housing Commission will recess into Closed Session on December 13, 2002 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) 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, 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: Centre City Development Corporation and Lankford Associates, Inc.

Under Negotiation: Price and Terms

III. Announcement of Actions Taken in Closed Session.

ADJOURNMENT