



Good Neighbors

San Diego Housing Commission

- 1625 Newton Avenue
- San Diego, California 92113-1038
- 619/231 9400
- FAX: 619/544 9193

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AGENDA

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**SAN DIEGO HOUSING COMMISSION
AGENDA FOR THE REGULAR MEETING
CITY ADMINISTRATION BUILDING
SEPTEMBER 21, 2001, 9:00 A.M.
COUNCIL CHAMBERS
202 C STREET, 12TH FLOOR**

ITEMS

10 CALL TO ORDER

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

20 PUBLIC COMMENT

At this time individual(s) 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 August 17, 2001 regular meeting and the September 4, 2001 special meeting.

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 HCR01-100 – Two Appointments to the Board of Directors of Housing Development Partners of San Diego (Citywide)

Recommendation: Appoint Robert Henderson and John Pedroarena to serve on the Board of Directors of Housing Development Partners of San Diego.

101 HCR01-103 – San Diego Housing Commission Strategic Plan (Citywide)

Recommendation: Approve and forward for Housing Authority approval the FY 2002-2004 Strategic Plan.

102 HCR01-104 – Sale of 252 16th Street (Council District 8)

Recommendation: Forward for Housing Authority authorization the acceptance of an offer by William G. Ayyad to purchase the vacant lot located at 252 16th Street.

103 HCR01-101 – Owner Occupied Housing Rehabilitation Policy Revisions (Citywide)

Recommendation: Forward for Housing Authority approval a recommendation to revise the Owner-Occupied Housing Rehabilitation Policy.

104 HCR01-102 – Master Agreement with Southeastern Economic Development Corporation for Administration of Housing Programs (Council Districts 4 and 8)

Recommendation: Forward for Housing Authority approval a Master Agreement with the Southeastern Economic Development Corporation for the administration of Housing Rehabilitation and First Time Homebuyer programs in targeted redevelopment areas.

105 HCR01-105 – Meeting Housing Commission Office Space Needs

Recommendation #1: Approve, in concept, the development of a site located at 12th Avenue and C Street to meet office space needs. It is further recommended that the Housing Commission facilitate development of affordable housing adjacent to the proposed office facility.

Recommendation #2: Authorize the Chief Executive Officer to execute an Exclusive Negotiating Agreement with Lankford & Associates, Inc. to serve as developer of the proposed office facility, and reject the submittal by the firm of Sonnenblick • Del Rio in response to a Request For Qualifications as described herein.

CLOSED SESSION

It is anticipated that the San Diego Housing Commission will recess into Closed Session on Friday, September 21, 2001, at 9:00 a.m. with the following agenda:

Public testimony, if any, regarding Items III a) and b)

- 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 vs. Industrial Indemnity Company of the Northwest; a Washington corporation; Industrial Indemnity, an unknown entity; Crum & Forster Corporation, a New Jersey corporation; Crum & Forster Insurance Risk Management Accounts, an unknown entity; and Does 1 through 10.
San Diego Superior Court Case No. 680684
Court of Appeal Case Nos. D027060 and D035239
 - b) San Diego Housing Commission, a public agency; and Housing Authority of the City of San Diego, a public agency vs. 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
 - c) Leonora Hayes Edmonds; Ronnie Edmonds Sr. vs. Irma Castillo, et. al. including San Diego Housing Commission
United States District Court Case No. 00-CV-2453-IEG (JAH)

II Conference with Legal Counsel - anticipated litigation, pursuant to Government Code Section 54956.9(c) and 54954.5(c):

a) Three matters.

III 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 numbers 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 Steve Mikelman 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: 252 16th Street, San Diego, CA

Negotiating Parties: Steve Mikelman and Vicki Monce for the San Diego Housing Commission and Mr. William Ayyad

Under Negotiation: Price and terms

IV Public Employee Performance Evaluation, pursuant to Government Code Section 54957(e):

Title: Chief Executive Officer

V Adjournment and Announcement of Action Taken in Closed Session