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# AGENDA

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**SAN DIEGO HOUSING COMMISSION  
AGENDA FOR THE REGULAR MEETING  
CITY ADMINISTRATION BUILDING  
DECEMBER 14, 2001, 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, 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 October 18, 2001 joint meeting with the Planning Commission and the November 9, 2001 regular 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    HCR01-134 – 2002 Housing Commission Meeting Schedule**

**Recommendation:** Approve the 2002 Housing Commission meeting schedule.

**101    HCR01-135 – Award of Contract for Replacement of Site Concrete at One Public Housing Site (Council District 3)**

**Recommendation No. 1:** Approve the withdrawal of a bid by Service on Standby, Inc. in accordance with the applicable provision of the public contracting code allowing for the release of a contractor for excusable neglect and errors in bidding.

**Recommendation No. 2:** Award a construction contract in the amount of \$150,000 to Arcco Construction Company for replacement of site concrete at 4416 Highland Avenue.

**102    HCR01-139 – Fiscal Year 2002 Audit Reports**

**Recommendation:** Accept the fiscal year 2001 Audit Reports, specified in the list of Attachments of this report, prepared by the accounting firm of Calderon, Jaham & Osborn.

**103    HCR01-133 – Section 457 Deferred Compensation Plan Revision**

**Recommendation:** Authorize the Chief Executive Officer to implement legislative modifications to the San Diego Housing Commission Section 457 Deferred Compensation Plan, as described in the report, to include: 1) Mandatory Cash-out of Small Account Balances and the following optional changes: 1) Elective Deferral and Catch-up Limits, 2) Additional Contributions for Participants Age 50 and Over, 3) Flexible 457; Required Minimum Distributions, and 4) Qualified Domestic Relations Order language.

**104 HCR01-120 – Award of Funding for Shared Equity Demonstration Program for Newly Constructed Homeownership Developments (Council Districts 3 and 8)**

**Recommendation:** Approve the allocation of \$500,000 in shared equity funding for first-time homebuyers as follows: \$380,000 for Urban Village Office and Townhomes and \$120,000 for Casitas De La Florecitas.

**105 HCR01-138 – Supplemental Multifamily Housing Revenue Bonds to Complete Construction of Hollywood Palms Apartments (Council District 3)**

**Recommendation No. 1:** Authorize subordination of a \$2,200,000 loan to Hollywood Palms for additional tax-exempt bonds during construction if the bonds are fully secured with a bank letter of credit and they meet the Housing Commission's underwriting standards.

**Recommendation No. 2:** Forward for Housing Authority approval a recommendation to take initial steps toward issuance of supplemental tax-exempt revenue bonds to complete the construction of the 94-unit Hollywood Palms Apartments located at 4366 Home Avenue.

**106 THIS ITEM HAS BEEN PULLED FROM THE AGENDA**

**107 HCR01-137 – Proposed FY02 Budget Revision (Citywide)**

**Recommendation No. 1:** Approve revisions as shown on Attachment 1 of the report increasing the FY02 budget by \$10,938,135.

**Recommendation No. 2:** Forward for City Council approval a recommendation to use Low Income Housing Capital Outlay funds in the amount of \$48,549 for repairs at the Housing Commission's State-funded site located at 3222 Camulos Street (District 2).

**CLOSED SESSION**

It is anticipated that the San Diego Housing Commission will recess into Closed Session on December 14, 2001, at 9:00 a.m. with the following agenda:

- I. Conference with Legal Counsel - existing litigation, pursuant to California Government Code Section 54956.9(a) and 54954.5(c):
  - (a) **Williams & Sons Masonry, Inc. v. Baronet & Co., Inc., et al.**  
**San Diego Superior Court Case No. 680684**
  - (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) **Addington v. San Diego Housing Commission, et al.**  
**United States District Court, Southern District of California**  
**Case No. 01-cv-1895-J (JFS)**
- (d) **Mahdavi v. State of California, et al.**  
**San Diego Superior Court Case No. GIC 777032**
- (e) **San Diego Housing Commission v. Garden View Apts. No. 1,  
Ltd., et al.**  
**San Diego Superior Court Case No. GIC 778065**
- (f) **Leonora Hayes Edmonds; Ronnie Edmond Sr. vs. Irma  
Castillo, et. al. including [San Diego Housing Commission]**  
**United States District Court Case No. 00-CV-2453-IEG (JAH)**

II. Adjournment and Announcement of action taken in Closed Session

**ADJOURNMENT**