

# HOUSING COMMISSION AGENDA

SAN DIEGO HOUSING COMMISSION  
REGULAR MEETING AGENDA  
MARCH 23, 2007, 9:00 A.M.  
CITY ADMINISTRATION BUILDING  
COUNCIL CHAMBERS  
202 C STREET, 12<sup>TH</sup> FLOOR  
SAN DIEGO, CALIFORNIA

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**Questions Regarding Agenda Items:** For specific questions regarding any item on the Housing Commission agenda, please contact **Bridgit Alexander at 619-578-7552**. Internet access to agendas and reports is available at <http://sdhc.net/CommissionAgenMinRpts.shtml>.

## **ITEMS**

### **10 CALL TO ORDER**

Commissioners Jennifer Adams-Brooks, Khadija Basir, Todd Gloria, 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 PRESIDENT AND CHIEF EXECUTIVE OFFICER**

**50     APPROVAL OF THE MINUTES**

Approval of the minutes of the November 17, 2006, December 15, 2006, and February 9, 2007 regular meetings.

**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    HCR07-22     Award of Contract for Kitchen and Bathroom Upgrades at Grove Avenue (Council District 8)**

**Recommendations:**

- 1) Recommend that the Housing Authority approve the award of a contract to Grondin Construction, Inc., in the amount of \$696,600 for kitchen and bathroom upgrades for 2381-2389 Grove Avenue.
- 2) Following final approval of the contract award by the Housing Authority, authorize the President & Chief Executive Officer to execute the contract (Attachment 1) and expend up to a ten percent contingency (\$69,660) if necessary, for items not anticipated in the original scope of work.

**101    HCR07-27     Application for State of California CalHome Program Funding (Citywide)**

**Recommendations:**

- 1) Authorize submittal of an application to the State for CalHome Program funding;
- 2) Approve a budget amendment to include the funds, if awarded; and
- 3) Authorize the President and Chief Executive Officer to execute all necessary documents.

**102    HCR07-26     Starbucks Coffee - Smart Corner Leasing Arrangements**

**Recommendation:** That the President & Chief Executive Officer (CEO) be authorized to execute lease documents between the Housing Commission and Starbucks, for retail space at the Smart Corner building located at 1122 Broadway, on terms set forth in this report and Attachment 1 and in a lease form as approved by General Counsel to the Commission. The lease would have a ten-year initial term and four 5-year options to renew.

**103    HCR07-23    Request for Modification of Shared Equity Loan for 3238 Island Avenue (Council District 8)**

**Recommendations:**

- 1) Allow repayment of shared equity loan funds and equity share from the sale of 3238 Island Avenue to Nativity Prep Academy to be reinvested into a replacement home; and
- 2) Modify loan terms and conditions for the replacement loan to have a 30 year loan term, a 15 year equity sharing provision and to forgive \$140,577 of loan funds if the borrower occupies the replacement home for 15 years.

**104    HCR07-20    FY08 Annual Agency Plan (Citywide)**

**Recommendations:**

- Approve the FY08 Annual Agency Plan (Attachment 1) that details activities planned for the Section 8 and Public Housing programs in FY08;
- Approve the Summary of Revisions to the Section 8 Administrative Plan (Attachment 2), that details proposed changes to the Section 8 program;
- Approve the Summary of Revisions to the Public Housing Admissions and Continued Occupancy Plan (Attachment 3) that details proposed changes to the Public Housing program;
- Approve the Summary of Revision to the Project Based Voucher program (Attachment 4) that details the proposed changes to that program;
- Approve the Summary of Revision to the Family Self-Sufficiency Action Plan (Attachment 5) that details the proposed changes to that program;
- Authorize transmittal of the FY08 Annual Agency Plan, and supporting documents, to HUD before the April 17, 2007 deadline.

**105    HCR07-21    FY08 Annual Action Plan for the City of San Diego**

**Recommendation:** Staff recommends the Board recommend approval of the FY08 Action Plan to the City Council and authorize submission to HUD following such approval.

**106    HCR07-28    Amendment of Affordability Restrictions for Very Low Income Non-Special Purpose Housing Projects**

**Recommendation:** Raise affordability levels to a maximum of 50% AMI on the rental housing properties listed in the Attachment 1 to this report if the change is deemed to be in the best interest of the Housing Commission.

**CLOSED SESSION**

It is anticipated that the San Diego Housing Commission will convene in closed session on Friday, March 23, 2007, at 9:00 a.m. with the following agenda:

- I. Announcement by Counsel of the Matters to be discussed in Closed Session and the basis upon which each will be discussed, as referenced within the Brown Act:
- II. Public Testimony and Comment, if any, concerning any matter on the Closed Session Agenda.
- III. Commissioner public comments, if any.
- IV. Commission will convene in closed session to consider the following agenda:

- a. Conference with Legal Counsel-Existing Litigation pursuant to subdivision (c) of 54954.5 Government Code and subdivision (a) of Section 54956.9:

*Hasan Kahn v. San Diego Housing Commission.*  
San Diego Superior Court, Case No. GIC852825

Counsel's Description of General Nature of Closed Session:

The Commission will discuss the progress of litigation and offer of compromise made by Plaintiff.

- b. Conference with Legal Counsel-Existing Litigation pursuant to subdivision (c) of 54954.5 Government Code and subdivision (a) of Section 54956.9:

*J&J Properties A, LLC v. San Diego Housing Commission, et al*  
San Diego Superior Court, Case No. GIC858800

Counsel's Description of General Nature of Closed Session:

The Commission will discuss the progress of litigation and offer of compromise made by Plaintiff.

- V. Announcement of Actions Taken in Closed Session.
- VI. Adjournment

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**INFORMATIONAL REPORTS ISSUED SINCE THE LAST  
HOUSING COMMISSION MEETING ON MARCH 2, 2007**