

HOUSING COMMISSION AGENDA

SAN DIEGO HOUSING COMMISSION
REGULAR MEETING AGENDA
NOVEMBER 30, 2007, 9:00 A.M.
SMART CORNER
CONFERENCE ROOM
1122 BROADWAY, 4TH FLOOR
SAN DIEGO, CALIFORNIA

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 **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 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 September 14, 2007 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 HCR07-81 San Diego Housing Commission Procurement Policy

Recommendation: Approve the proposed rewrite of the Housing Commission's Procurement Policy inclusive of changes in HUD's Procurement Handbook 7460.8 Revision 2, and applicable State and Local Laws. The proposed changes do not affect the current expenditure thresholds and therefore, this policy rewrite does not require any action on the part of the Housing Authority. The proposed policy has been reviewed and approved by General Counsel, Charles Christensen.

101 HCR07-94 Modification of Mobile Home Loan Portfolio Repayments

Recommendations:

Authorize the President & Chief Executive Officer to modify the repayment terms for the remaining thirty Mobile Home Loans in the Housing Commission portfolio by:

- 1) Converting up to \$5,500 of individual principal balances to grants commensurate with the current Mobile Home program,
- 2) Waiving any accrued interest, including interest that has been added to original principal balances in the current Mobile Home loan portfolio,
- 3) Terminating monthly payment requirements for those currently on a repayment plan,
- 4) Continuing deferment on remaining loans until sale or death and process individually.

102 HCR07-101 Trustee's Sale – 2388 Ritva Place, No. 1 - Council District 8

Recommendation: Allow the Trustee's Sale to be held on behalf of the first trust deed lender, Countrywide Home Loans, to proceed without Housing Commission participation. Lack of participation could result in the loss of \$70,000 in CalHome shared appreciation loan funds, \$15,000 in HOME down payment/closing cost assistance grant funds, plus \$350 in out-of-pocket expenses.

CLOSED SESSION

It is anticipated that the San Diego Housing Commission will convene in closed session on Friday, November 30, 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 Government Code Section 54954.5 and subdivision (a) of Government Code Section 54956.9:

Hector Martinez and Elevia Martinez v. San Diego Housing Commission
Superior Court of the State of California, Case No. GIC877959

Counsel's Description of General Nature of Closed Session:
The Commission will discuss the progress of the litigation initiated against the Commission by Hector and Elevia Martinez. General Counsel will update the board regarding the progress of the defense of the action.
 - b. Conference with Legal Counsel- Anticipated Litigation Claim pursuant to subdivision (c) of Government Code Section 54954.5 and subdivision (c) of Government Code Section 54956.9:

One matter – *Anticipated Litigation against Valeri Oliver-Owner of a First Time Homebuyer Property*

Counsel's Description of General Nature of Closed Session:
The Commission will discuss initiating a lawsuit against Valeri Oliver.
 - c. Conference with Legal Counsel- Anticipated Litigation Claim pursuant to subdivision (c) of Government Code Section 54954.5 and subdivision (c) of Government Code Section 54956.9:

One matter – *Anticipated Litigation against the Equity Residential.*

Counsel's Description of General Nature of Closed Session:
The Commission will discuss initiating a lawsuit against Equity Residential concerning a condominium conversion and their duties under the terms of the condominium conversion ordinance
 - V. Announcement of Actions Taken in Closed Session.
 - VI. Adjournment.
-

**INFORMATIONAL REPORTS ISSUED SINCE THE LAST
HOUSING COMMISSION MEETING ON NOVEMBER 9, 2007**

- HCR07-75 Disposition of San Diego Housing Commission Controlled Real Estate 2007
Annual Report (Citywide)
- HCR07-95 First Quarter FY08 Investment Report
- HCR07-99 Status of Loan Portfolio – First Quarter Fiscal Year 2008