



SAN DIEGO
HOUSING
COMMISSION

AGENDA

**SAN DIEGO HOUSING COMMISSION
REGULAR MEETING AGENDA
APRIL 12, 2013, 9:00 A.M.
SMART CORNER
4TH FLOOR CONFERENCE ROOM
1122 BROADWAY
SAN DIEGO, CALIFORNIA**

Assistance for the Disabled: Agendas, reports and records are available in alternative formats upon request. Please call the Housing Commission Docket Coordinator at least five days prior to the meeting at (619) 578.7547 (voice) or (619) 398.2440 (TTY).

Questions Regarding Agenda Items: For specific questions regarding any item on the Housing Commission agenda, please contact **Charles Eshnaur (619) 578.7135**. Internet access to agendas and reports is available at www.sdhc.org/Media-Center/SDHC-Meetings/Housing-Commission-Meetings/.

ITEMS

10 CALL TO ORDER

Commissioners Khadija Basir, Gary Gramling, Ben Moraga, Allen Sims, Roberta Spoon, Frank Urtasun and Jim Waring.

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 & CHIEF EXECUTIVE OFFICER

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 will be taken.



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50 APPROVAL OF THE MINUTES

March 15, 2013 Regular Meeting
March 15, 2013 Special Meeting

100 HCR13-042 Hotel Sandford Lease Approval for Bartending College

That the San Diego Housing Commission (Housing Commission) take the following actions:

- 1) Approve a lease for Bartending College for a period of five years that substantially conforms to the lease attached to this report.
- 2) Authorize the President & Chief Executive Office (President & CEO), or designee, to execute all lease documents and instruments that are necessary and/or appropriate to implement these approvals, in a form approved by General Counsel, and to take such actions as are necessary and/or appropriate to implement these approvals.

101 HCR13-039 Proposed Short Sale - 4300 Newton Avenue, No. 81

That the San Diego Housing Commission (Housing Commission) take the following actions:

- 1) Accept the \$6,000 offer from the first trust deed under the terms of the short sale for the property at 4300 Newton Avenue, No. 81; and
- 2) Authorize the President & Chief Executive Officer, or designee, to write-off the balance of the Memorandum of Lien in the amount of \$3,223 and the Affordable Promissory Note for \$157,690, and to execute all documents and instruments that are necessary and/or appropriate to implement these approvals, in a form approved by General Counsel, and to take such actions as are necessary and/or appropriate to implement these approvals.

102 HCR13-034 Revision to Fiscal Year 2013 Section 8 Administrative Plan

That the San Diego Housing Commission (Housing Commission) take the following actions:

- 1) Approve the proposed revision to the Fiscal Year (FY) 2013 Section 8 Administrative Plan and the implementation of new policy therein;
- 2) Authorize the President & Chief Executive Officer, or designee, to execute all documents and instruments that are necessary and/or appropriate to implement these approvals, in a form approved by General Counsel, and to take such actions as are necessary and/or appropriate to implement these approvals.



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103 [HCR13-030](#) [Proposed Fiscal Year 2014 Budget](#)

That the San Diego Housing Commission (Housing Commission) recommend approval of the following by the Housing Authority of the City of San Diego (Housing Authority):

- 1) Adoption of the Housing Commission's proposed \$304.3 million Fiscal Year 2014 Activity-Based Budget (Attachment).
- 2) Delegation to the Housing Commission to approve amendments to the Fiscal Year 2014 Budget for the following amounts consistent with prior delegation of the Housing Authority:
 - a. Line item transfers not to exceed \$500,000 of budget authority that do not impact the overall size of the Housing Authority-approved Fiscal Year 2014 Budget;
 - b. Additional funding for the Fiscal Year 2014 Budget resulting from applications submitted with the approval of the Housing Authority (per Housing Authority Resolution 1569); and
 - c. Additions from other sources, not to exceed \$500,000 on an individual basis, to the Fiscal Year 2014 Budget.
- 3) Delegation of authority to the President & Chief Executive Officer of the Housing Commission to amend the Fiscal Year 2014 Budget for amounts not to exceed \$100,000 consistent with policies, programs and activities approved by the Housing Commission and Housing Authority.

104 [HCR13-043](#) [Workshop & Discussion: Housing Master Plan with Civic San Diego](#)

At the April 12, 2013 Board meeting there will be a workshop by Civic San Diego, the new non-profit public benefit corporation formed by the merger of the Centre City Development Corporation (CCDC) and Southeastern Economic Development Corporation (SEDC).

There will be no action taken during the meeting of April 12, 2013 in relation to this item.

The workshop is intended to provide Commissioners with an overview of Civic San Diego's responsibilities and mission, the housing assets remaining from the dissolution of redevelopment, and its future intentions regarding development of affordable housing in partnership with the San Diego Housing Commission through its Affordable Housing Master Plan. This will be an update to the workshop that was held at the February 15, 2013 San Diego Housing Commission Board meeting.



Regular Housing Commission Meeting of April 12, 2013

CLOSED SESSION

It is anticipated that the San Diego Housing Commission will convene in closed session on Friday, April 12, 2013, 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 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 section 54954.5 of the Government Code and pursuant to subdivision (a) of section 54956.9:

San Diego Housing Commission vs. PERB, et al., SDSC Case No. 37-2012-00087278

Counsel's Description of General Nature of Closed Session:

Counsel will discuss status of the pending litigation filed in December 2012 and amended in February of 2013, by the filing of a First Amended Complaint and Answer filed by PERB on March 28, 2013. The suit deals with a dispute between PERB and the SDHC concerning alleged duty to participate in fact finding.

- B. CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION pursuant to subdivision (c) of section 54954.5 of the Government Code and pursuant to subdivision (a) of section 54956.9:

M. Norman Hammerlord vs. Bob Filner, et. al., USDC, Southern District Case No. 11-cv-1564-JLS-NLS

Counsel's Description of General Nature of Closed Session:

Counsel may discuss status of the pending litigation which was filed on the 19th of December 2012. The suit deals with a Complaint by Mr. Hammerlord against the Mayor, the Police Chief, the San Diego Housing Commission and the CEO of the Commission and others. The allegations concerning the



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Commission and the CEO appear to arise out of allegations concerning the termination of Section 8 benefits.

- C. CONFERENCE WITH LEGAL COUNSEL-EXISTING LITIGATION
Pursuant to subdivision (c) of section 54954.5 of Government Code and pursuant to subdivision (a) of section 54956.9:

Rodriguez vs. San Diego Housing Commission, et. al. San Diego Superior Court Case No. 37-2012-00102326-CU-WT-CTL

Counsel Description of General Nature of Closed Session:

General Counsel will discuss the status of a pending San Diego Superior Court lawsuit filed against the San Diego Housing Commission and the Housing Authority of the City of San Diego.

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

ADJOURNMENT

INFORMATIONAL REPORTS

[HCR13-023 Disposition of Assets – Semi-Annual Review](#)