

MINUTES

**SAN DIEGO HOUSING COMMISSION
MINUTES OF THE SPECIAL MEETING
FEBRUARY 1, 2008, 9:00 A.M.
SMART CORNER
SAN DIEGO, CALIFORNIA**

ATTENDANCE

Present were Chair Sal Salas and Commissioners Jennifer Adams-Brooks, Khadija Basir, Todd Gloria, and Tony Yip. Also present were General Counsel Chuck Christensen and Interim President and CEO Carrol Vaughan.

10 CALL TO ORDER

Chair Salas called the meeting to order at 9:10 a.m.

20 PUBLIC COMMENT

None

30 COMMISSIONER COMMENTS

Chair Salas stated the business of the agency continues to move well under Carrol Vaughan's leadership. He also mentioned that the next Housing Commission board meeting will be a workshop to discuss the agency's business plan and FY09 Budget direction.

40 REPORT BY INTERIM PRESIDENT & CHIEF EXECUTIVE OFFICER

Ms. Vaughan updated the board on the public housing disposition, stating that about 1,200 public housing tenants opted to stay in their units. She also mentioned that the March 14, 2008 Housing Commission board meeting will include a report that may provide enhanced opportunities for first time homebuyers in San Diego.

50 APPROVAL OF THE MINUTES

MOTION BY YIP TO APPROVE THE DECEMBER 14, 2007 REGULAR MEETING MINUTES. SECONDED BY ADAMS-BROOKS AND CARRIED ON A UNANIMOUS VOTE OF 5-0.

MOTION BY YIP TO APPROVE THE JANUARY 10, 2008 SPECIAL MEETING MINUTES.
SECONDED BY BASIR AND CARRIED ON A UNANIMOUS VOTE OF 5-0.

CONSENT AGENDA

MOTION BY GLORIA TO APPROVE THE FOLLOWING ITEMS ON CONSENT:

100 HCR08-11 Award of Contract for Site Cleaning Services (Citywide)

Recommendation:

- 1) Recommend that the Housing Commission approve the award of a contract to Aztec Landscaping, Inc. in the amount of \$191,184 for site cleaning services at Housing Commission owned and/or managed sites for the period of one (1) year with two (2) additional one (1) year options at a negotiated rate not to exceed the base contract amount plus the increase in the Consumer Price Index for All Urban Consumers (CPI-U).
- 2) Authorize the Interim President and Chief Executive Officer to execute the contract (Attachment 1) and expend up to a ten percent contingency (\$19,118), if necessary, for items not anticipated in the original scope of work.

101 HCR08-07 Grant Application Authorization-HUD Lead Hazard Control Program (Citywide)

Recommendations:

- (1) That the Housing Commission recommend City Council approval for staff to submit applications in response to HUD's 2008 Notice of Funding Availability (NOFA) for the Lead-Based Paint Hazard Control and Lead Hazard Reduction Demonstration Grant Programs;
- (2) Authorize the Interim President & CEO to amend the Housing Commission budget, as needed, to include the funding, if awarded; and
- (3) Authorize the Interim President & CEO to execute all necessary documents with HUD, participating non-profit organizations and City Departments to implement the grant(s).
- (4) That the Housing Commission recommend Housing Authority/City Council approval to authorize the Housing Commission Board to submit future grant applications for HUD's Lead Hazard Control Programs, amend the Housing Commission budget as needed should these applications be approved and authorize the Interim President & CEO to execute all required documents as long as the applications do not propose significant changes to the Lead Hazard Control Program for the City of San Diego.

103 HCR08-09 Budget Revision – First Time Homebuyer Program

Recommendation: Recommend Housing Commission and Housing Authority approval of an amendment to the Fiscal Year 2008 Housing Commission budget to increase the Homeownership Loans and Grants by \$1,132,500 from \$5,439,130 to \$6,571,630 and to place \$67,500 in reserves for administration of the CCDC Downtown First Time Homebuyer Program.

104 HCR08-14 Proposed Fiscal Year 2008 Budget Revision (Citywide)

Recommendation: That the Housing Commission approve the revision (Attachments 1-7) that will result in a net increase to the Fiscal Year 2008 budget of \$41,194,106, bringing the FY08 budget to \$272,782,444, and forward the revision to the Housing Authority for final approval.

SECONDED BY YIP AND CARRIED ON A UNANIMOUS VOTE OF 5-0.

ACTION AGENDA

102 HCR08-10 Application for Fiscal Year 2009 Community Development Block Grant (CDBG) Funds (Citywide)

Program Analyst Bill Luksic gave a staff report.

Commissioner Yip asked if the agency could apply for 25% of the City's CDBG funding. Mr. Todd Philips replied that it would be difficult because we are currently not getting the full 20% CDBG of the funding.

Commissioner Adams-Brooks stated if the City made more funding available she would be interested in seeing a funding program for foreclosure activity.

MOTION BY GLORIA TO APPROVE THE FOLLOWING RECOMMENDATIONS THAT THE INTERIM PRESIDENT AND CHIEF EXECUTIVE OFFICER BE AUTHORIZED TO: **1)** APPLY TO THE CITY OF SAN DIEGO FOR 20 PERCENT OF THE CITY'S FY09 CDBG FUNDS FOR AFFORDABLE HOUSING, IN CONFORMANCE WITH CITY COUNCIL POLICY 700.02 (ATTACHMENT); **2)** EXECUTE A CONTRACT WITH THE CITY FOR THE AMOUNT ALLOCATED TO THE HOUSING COMMISSION AND ANY ADDITIONAL AMOUNT, ALLOCATED TO OTHER AGENCIES, THAT THE HOUSING COMMISSION MAY BE ASKED TO ADMINISTER ON THE CITY'S BEHALF; AND **3)** EXECUTE CONTRACTS WITH OTHER AGENCIES RECEIVING CDBG ALLOCATIONS THAT THE HOUSING COMMISSION HAS AGREED TO ADMINISTER. SECONDED BY ADAMS-BROOKS AND CARRIED ON A UNANIMOUS VOTE OF 5-0.

105 HCR08-08 Offer to Purchase – 3516 Del Sol Blvd., Unit G (Council District 8)

Loan Management Supervisor Vicki Monce gave a staff report.

Commissioners asked various questions of staff regarding the offer price and the financing of the property.

MOTION BY ADAMS-BROOKS TO FORWARD TO THE HOUSING AUTHORITY FOR APPROVAL THE FOLLOWING RECOMMENDATIONS: **1)** DETERMINE THE PROPERTY LOCATED AT 3516 DEL SOL BLVD., UNIT G TO BE SURPLUS IN ACCORDANCE WITH THE PROVISIONS OF CALIFORNIA HEALTH AND SAFETY CODE 34315.7 AND HOUSING COMMISSION POLICY NO. 600.103; AND TO FIND THAT SUCH DETERMINATION WILL ALLOW THE HOUSING COMMISSION TO SELL THE PROPERTY TO ALBERTO GARCIA LOPEZ UNDER THE PROVISIONS OF HEALTH AND SAFETY CODE SECTIONS 34315.7; **2)** ACCEPT THE \$120,000 OFFER TO PURCHASE THE PROPERTY AT 3516 DEL SOL BLVD., UNIT G AS SUBMITTED BY ALBERTO GARCIA LOPEZ; AND **3)** AUTHORIZE THE INTERIM PRESIDENT AND CHIEF EXECUTIVE OFFICER, OR DESIGNEE, TO EXECUTE ANY AND ALL DOCUMENTS AND RECEIVE THE SALE PROCEEDS. SECONDED BY GLORIA AND CARRIED ON A UNANIMOUS VOTE OF 5-0.

106 HCR08-06 Final Bond Authorization for Parkside Terrace Apartments (Council District 2)

General Counsel stated that pursuant to the provisions of the California Government Code § 84308 Commissioner Gloria will be abstaining from any actions and participation in connection with Item #106, Commission Gloria left the dais.

Supervising Project Manager Peter Armstrong gave a staff report.

Commissioner Salas asked if the \$13.8 million is coming from the CCDC Notice of Funding Availability (NOFA). Mr. Armstrong stated replied CCDC funded the initial amount of the loan.

Commissioner Salas asked why the soft costs on the project were high. Mr. Jack Farris, representing Wakeland Housing stated that the primary reason for the high costs included architects, engineering and testing, permits costs.

Commissioner Yip asked about the contingency items on page 5 of Attachment 4 in the report. Mr. Armstrong stated the contingency items listed in the report are pretty standard and that bond financing cannot be executed until these contingency items have been completed.

MOTION BY YIP TO FORWARD TO HOUSING AUTHORITY FOR AUTHORIZATION OF THE ISSUANCE OF UP TO \$17,114,159 IN HOUSING REVENUE BONDS TO FUND THE DEVELOPMENT OF THE PARKSIDE TERRACE APARTMENTS, A 77-UNIT APARTMENT COMPLEX LOCATED AT 505 13TH STREET IN DOWNTOWN SAN DIEGO.

SECONDED BY BASIR AND CARRIED ON A UNANIMOUS VOTE OF 4-0 WITH
GLORIA ABSTAINING.

CLOSED SESSION

The San Diego Housing Commission did not convene in closed session.

ADJOURNMENT

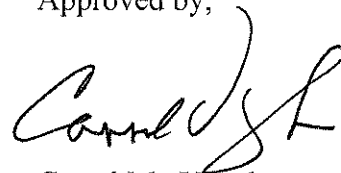
Chair Salas adjourned the regular meeting at 10:45 a.m.

Respectfully submitted,



Angie Risotti
Executive Assistant to the President and CEO

Approved by,



Carrol M. Vaughan
Interim President and CEO