

HOUSING COMMISSION AGENDA

**SAN DIEGO HOUSING COMMISSION
REGULAR MEETING AGENDA
JANUARY 15, 2010, 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 **578-7564 (voice) or 398-2440 (TTY)**.

Questions Regarding Agenda Items: For specific questions regarding any item on the Housing Commission agenda, please contact **Lisette Diaz** at **578-7564**. 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, Gary Gramling, Sam Guillen, Sal Salas, Allen Sims 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 AND 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 taken.

100 HCR10-019 SANDAG Smart Growth Concept Map and Tool Box

Informational Presentation-No Action Item

SANDAG staff member Susan Baldwin will make a presentation about the Smart Growth Concept Map (a key implementation action of the Regional Comprehensive Plan (RCP)) which includes about 200 existing, planned, or potential smart growth locations in the San Diego region. She also will discuss SANDAG's Smart Growth Tool Box that was developed to provide incentives and assistance to local jurisdictions to promote smart growth development in these areas.

101 HCR10-003 Money Purchase Pension Plan Document for Temporary Employees of San Diego Housing Commission

Recommendation: Approve and adopt the Money Purchase Pension Plan Document for Temporary Employees of the San Diego Housing Commission prepared by Pension Consultant, the Epler Company.

102 HCR10-005 Offer to Purchase 3051 Camino Aleta (Council District 8)

Recommendations: That the San Diego Housing Commission recommend final Housing Authority approval to:

1. Determine the property located at 3051 Camino Aleta 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 under provisions of Health and Safety Code Sections 34325.7;
2. Accept the \$214,800 offer to purchase the property at 3051 Camino Aleta as submitted by C. M. Horriat; and
3. Authorize the President and Chief Executive Officer, or designee, to execute any and all documents and receive the sale proceeds.

103 HCR10-011 Offer to Purchase 3634 Polk Avenue (Council District 3)

Recommendations: That the San Diego Housing Commission recommend final Housing Authority approval to:

1. Accept the \$190,920 offer to purchase the property at 3634 Polk Avenue as submitted by D. Huyhn under the City's Neighborhood Stabilization Program (NSP); and
2. Authorize the President and Chief Executive Officer, or designee, to execute any and all documents and receive the sale proceeds.

104 HCR10-012 Offer to Purchase 321 Los Soneto Drive (Council District 4)

Recommendations: That the San Diego Housing Commission recommend final Housing Authority approval to:

1. Accept the \$147,250 offer to purchase the property at 321 Los Soneto Drive as submitted by R. Martinez and A. Chavez under the City's Neighborhood Stabilization Program (NSP); and
2. Authorize the President and Chief Executive Officer, or designee, to execute any and all documents and receive the sale proceeds.

105 HCR10-009 City Heights Community Housing Trust Fund

Recommendations:

1. Authorize the transmittal of \$55,287.98 to the Redevelopment Agency of the City of San Diego (the Agency) for their "Home in the Heights" first-time homebuyer program (the program).
2. Authorize the CEO or his designee to execute a Memorandum of Understanding with the Redevelopment Agency regarding administration of the funds.

106 HCR10-002 Acquisition of Vista Verde Apartments for Public Housing

Recommendations:

- 1) Approve the acquisition and rehabilitation of Vista Verde as a 40-unit public housing development in the estimated total development cost amount of \$5,183,037 (\$129,576/unit) utilizing ARRA capital fund stimulus monies supplemented with other public housing funds that are limited to expenditure on approved public housing uses.
- 2) Authorize an amendment to the Annual Contributions Contract between the Housing Authority of the City of San Diego and HUD to add this property as a public housing project, and recordation of a Declaration of Trust with a term of 40 years, restricting the property at rent and income levels required under the public housing program and as further described in this report.
- 3) Approve the forgiveness of interest on a Commission subordinate 55-year residual receipts HOME program loan, contingent upon closing of the purchase and sale of the Property, with a present interest rate of 5.76 percent, compounded annually on a \$1,400,370 loan with interest calculated to be \$1,004,906 as of December 31, 2009 and instead accept pay-off of the original principal amount of \$1,400,370 in HOME funds which shall be returned to the Commission and be available for additional affordable housing development.
- 4) Authorize the Chief Executive Officer ("CEO") to execute any and all documents necessary to allow the Commission to acquire the Property and award contracts consistent with the HUD Development Cost Budget for completion of the project in accordance with the Commission's procurement policies and in a form and upon terms as approved by General Counsel that are within the total development

cost limits as imposed by HUD.

- 5) Authorize earnest money deposits payable to Owner in the amount of no greater than \$50,000, which shall be applicable to the purchase price but shall be non-refundable upon release of due diligence contingencies.

CLOSED SESSION

It is anticipated that the San Diego Housing Commission will convene in closed session on Friday, January 15, 2010 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 – Pending Litigation pursuant to subdivision (c) of 54954.5 Government Code and subdivision (a) of Section 54956.9:

San Diego Housing Commission v. J&J Properties, LLC
San Diego Superior Court, Case No. GIC-858807

J&J Properties, LLC v. San Diego Housing Commission
San Diego Superior Court, Case No. GIC-858800

Counsel's Description of General Nature of Closed Session:
The Commission will seek direction concerning the litigation.

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

INFORMATIONAL REPORTS

HCR10-016 2009 Annual Highlights Report