



SAN DIEGO  
HOUSING  
COMMISSION

## AGENDA

SAN DIEGO HOUSING COMMISSION  
REGULAR MEETING AGENDA  
APRIL 16, 2010  
SMART CORNER  
4<sup>TH</sup> 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, Allen Sims, Roberta Spoon 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 taken.

**50     APPROVAL OF THE MINUTES**

December 18, 2009 Regular Meeting

January 15, 2010 Regular Meeting

January 15, 2010 Special Meeting

February 19, 2010 Regular Meeting

February 26, 2010 Special Meeting

March 19, 2010 Regular Meeting

**100    HCR10-047    Application for Mortgage Credit Certificate Allocation (Citywide)**

**Recommendation:** That the Housing Commission approve the submission of an application and pay required deposits to the California Debt Limit Allocation Committee (CDLAC) for up to a \$25 million MCC allocation during calendar year 2010 and to forward the recommendation to the Housing Authority for final approval.

**101    HCR10-060    Revision to the Housing Commission's Contract with the Reznick Group**

**Recommendation:** Approve additional funding for the contract with the Reznick Group, in the additional amount indicated below, to enable the firm to provide additional auditing, tax return, REAC filing services for the recently created LLCs and additional cost certification services on existing capital funds.

**102    HCR10-056    Housing Opportunities Collaborative Lease at Smart Corner (District 2)**

**Recommendation:** That the SDHC authorize the President and Chief Executive Officer (CEO), or designee, to execute lease documents between the SDHC and the HOC, for a portion of the ground floor office space at the SC building in a form that substantially conforms with Attachment 1. The lease term is for five (5) years with no options to renew. The lease is subject to termination upon 90 days notice by either party.

**103    HCR10-049    Offer to Purchase 359 Winewood Street (Council District 4)**

The San Diego Housing Commission recommends final Housing Authority approval to:

1. Accept the \$237,000 offer to purchase the property at 359 Winewood Street as submitted by  
E. Torres and S. Torres 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    **HCR10-050**    **Offer to Purchase 2576 Biola Avenue (Council District 8)**  
The San Diego Housing Commission recommends final Housing Authority approval to:
1. Accept the \$235,000 offer to purchase the property at 2576 Biola Avenue as submitted by J. Estrada and T. Estrada 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    **HCR10-044**    **Offer to Purchase 2330 Ladlehill Drive (Council District 4)**  
The San Diego Housing Commission recommends final Housing Authority approval to:
1. Accept the \$210,000 offer to purchase the property at 2330 Ladlehill Drive as submitted by M. Steinborn 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.
- 106    **HCR10-045**    **Offer to Purchase 634 42<sup>nd</sup> Street (Council District 4)**  
The San Diego Housing Commission recommends final Housing Authority approval to:
1. Accept the \$116,500 offer to purchase the property at 634 42<sup>nd</sup> Street as submitted by L. Batista and S. Garcia 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.
- 107    **HCR10-046**    **Offer to Purchase 6836 Hyde Park Drive, Unit B (Council District 7)**  
**Recommendations:**  
That the San Diego Housing Commission recommend final Housing Authority approval to:
1. Accept the \$145,000 offer to purchase the property at 6836 Hyde Park Drive, Unit B as submitted by D. Reeves; and
  2. Authorize the funding of a deferred second trust deed loan, closing cost assistance grant and rehabilitation loan to D. Reeves, as described within the report, from the escrow proceeds; and
  3. Authorize the President and Chief Executive Officer (CEO), or designee, to execute any and all documents and receive the sale proceeds; and
  4. Authorize the President and CEO to revise the fiscal year 2010 budget to include the net sale proceeds, estimated at \$63,488 in local funds, for Homeownership Loans and Grants.

- 108    **HCR10-051**    **Proposed Fiscal Year 2010 Budget Revision (Citywide)**  
**Recommendation:** That the Housing Commission approve the revision (Attachment 1) that will result in a decrease in loans and grants for Rehabilitation Owner Occupied from \$8,010,456 to \$7,909,556 and increase loans and grants for Homeownership from \$5,267,933 to \$5,368,833.
- 109    **HCR10-055**    **Amendment and Additional Funding of Temporary Employment Agency Services Contracts**  
**Recommendation:** Authorize the President and Chief Executive Officer (CEO) to execute documents to amend the contracts between the Housing Commission, Kelly Services and Manpower of San Diego by adding two (2) one-year option renewals to these contracts.
- 110    **HCR10-041**    **San Diego Housing Commission FY2011 –Business Plan**  
**Recommendation:** That the Housing Commission approve the new Business Plan for FY2011 and forward to the Housing Authority for final approval.
- 111    **HCR10-008**    **Loan Amendment for Paseo Glenn Apartments (Council District 2)**  
**Recommendation:** Approve amending the Housing Commission Loan Agreement with TACHS for Paseo Glenn Apartments to remove the existing requirement for a minimum annual payment and renew the 65-year loan term when the amendment is executed.

**CLOSED SESSION**

It is anticipated that the San Diego Housing Commission will convene in closed session on Friday, April 16, 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:

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

*San Diego Housing Commission v. J&J Properties A, LLC*  
San Diego Superior Court, Case No. 37-2010-00088941-CU-OR-CTL

- b. *Jack Wiebe v. San Diego Housing Commission*  
San Diego Superior Court, Case No. 37-2010-0087915-CU-PO-CTL

**Counsel's Description of General Nature of Closed Session:**

Counsel will report on status of Litigation and seek direction from the Board regarding prosecution and/or defense of the actions referenced within IV a. and b.

V. Announcement of Actions Taken in Closed Session.

VI. Adjournment.

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**INFORMATIONAL REPORTS**

**HCR10-062 First and Second Quarters Budget Status Report**