

HOUSING COMMISSION AGENDA

SAN DIEGO HOUSING COMMISSION
REGULAR MEETING AGENDA
MARCH 20, 2009, 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 **578-7552 (voice) or 398-2440 (TTY)**.

Questions Regarding Agenda Items: For specific questions regarding any item on the Housing Commission agenda, please contact **Bridgit Alexander at 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, Gary Gramling, Sam Guillen, Sal Salas, Allen Sims 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

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 HCR09-028 Award of Contract for Kitchen & Bathroom Upgrades at Via Las Cumbres (District 6)

Recommendations:

1. Recommend that the Housing Commission approve the award of a contract to Sun Country Builders, Inc., in the amount of \$136,800 for kitchen and bathroom upgrades at the Housing Commission site located at 2052-2095 Via Las Cumbres in the City of San Diego.
2. Authorize the President & Chief Executive Officer or designee to execute the contract (Attachment 1) and expend up to a ten percent contingency (\$13,680) if necessary, for items not anticipated in the original scope of work.

101 HCR09-001 Contracts for Temporary Employment Agency Services

Recommendations:

Authorize the President/Chief Executive Officer to negotiate and enter into a contract with both Kelly Services and Manpower of San Diego for temporary employment services with the following terms:

1. Each contract term will begin March 1, 2009 for the duration of two (2) years with three (3) additional one (1) year options.
2. The proposed combined expenditures for both temporary employment agencies will not exceed \$500,000 in any contract year.

102 HCR09-029 Application for Mortgage Credit Certificate Allocation (Citywide)

Recommendation: Approval by the Housing Commission and the Housing Authority to submit 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 2009.

103 HCR09-025 Housing Enhancement Loan Program in the College Grove Redevelopment Project Area (Council District 4)

Recommendations:

1. Authorize the President and Chief Executive Officer or designee of the Housing Commission to execute the Agreement and Guidelines with the City Redevelopment Agency to administer the Housing Enhancement Loan Program for the College Grove Redevelopment Project Area.
2. Approve an increase of \$200,000 for the Housing Commission's Fiscal Year 2009 budget for owner-occupied Housing Rehabilitation loans to incorporate the tax increment housing set-aside funds for the initial funding of the College Grove Redevelopment Area HELP program.

104 HCR09-031 Housing Enhancement Loan Program in the Grantville Redevelopment Project Area (Council District 7)

Recommendation: Authorize the President and Chief Executive Officer or designee of the Housing Commission to execute the Agreement and Guidelines with the City Redevelopment Agency to administer the Housing Enhancement Loan Program for the Grantville Redevelopment Project Area.

105 HCR09-033 Authorization for the acceptance and utilization of American Recovery and Reinvestment Act Grant Funds (Citywide)

Recommendations:

1. Recommend that the Housing Commission authorize the President & Chief Executive Officer or designee to accept the American Recovery and Reinvestment Act of 2009 Replacement Housing Grant, available to the Commission, in the amount of \$2,173,051 pursuant to the provision of San Diego Municipal Code Section 98.0301(d).
2. Authorize the President & Chief Executive Officer or designee to authorize the proposed use of said grant funds in accordance with approved Business Plan and applicable policies.
3. Include the funding in the FY2010 budget currently being developed.

106 HCR09-030 Workshop Discussion: Neighborhood Stabilization Program Funds for First Time Homebuyer Programs

Workshop only. No action will be taken on this item.

CLOSED SESSION

It is anticipated that the San Diego Housing Commission will convene in closed session on Friday, March 20, 2009, 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 54954.5 Government Code and subdivision (a) of Section 54956.9:

Abdulali Ali v. San Diego Housing Commission

San Diego Superior Court, Case No. 37-2008-00096873-CU-WM-CTL

Counsel's Description of General Nature of Closed Session:

The Commission will discuss the status of the litigation.

- b. Conference with Legal Counsel-Existing Litigation pursuant to subdivision (c) of 54954.5 Government Code and subdivision (a) of Section 54956.9:

Davis Framing, Inc. v. Sigsbee Row, LLC, Preferred Bank, D&A Daily Mortgage Fund III, L.P., San Diego Housing Commission, et al.

San Diego Superior Court, Case No. 37-2008-00096227-CU-BC-CTL

Counsel's Description of General Nature of Closed Session:

The Commission will discuss the status of this litigation.

- c. Conference with Legal Counsel-Anticipated Litigation pursuant to subdivision (c) of 54954.5 Government Code and subdivision (a) of Section 54956.9:

Anticipated litigation initiated by a former employee against the San Diego Housing Commission

Counsel's Description of General Nature of Closed Session:

The Commission will discuss the threat of litigation made by a former employee based on her termination of employment from the Housing Commission.

- d. Conference with Legal Counsel-Negotiation with Real Property Negotiator pursuant to subdivision (b) of 54954.5 Government Code and Section 54956.8:

Property: Chollas Creek, 49th Street and Charles Lewis Way, San Diego, California, Parcel Nos.547-330-64 and 547-330-65

Agency Negotiator: Rick Gentry, Carrol Vaughan, Steve Snyder and Larry Clemens, San Diego Housing Commission

Negotiating Parties: Chollas Creek 31, LLC a California limited liability company and the San Diego Housing Commission

Under Negotiation: Real Property Negotiator will seek direction from the Commission concerning price and terms of payment.

V. Announcement of Actions Taken in Closed Session.

VI. Adjournment.

INFORMATIONAL REPORTS

HCR09-011 Second Quarter FY09 Budget Status

HCR09-012 Second Quarter FY09 Activity Performance