



Good Neighbors

San Diego Housing Commission

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AGENDA 448

AGENDA

Assistance for the Disabled: Agendas, reports and records are available in alternative formats upon request. To order information in Braille, oversized print or voice cassette tape, or to arrange for a sign language or oral interpreter for the meeting, please call the City Clerk's office at least five days prior to the meeting at **533-4000 (voice) or 236-7012 (TT)**.

Assistive Listening Devices (ALDs): Are available from the City Clerk's Office prior to the meeting, and are to be returned at the end of the meeting.

Questions Regarding Agenda Items: For specific questions regarding any item on the Housing Commission agenda, please contact **Bill Luksic at 619-525-3602**.

**SAN DIEGO HOUSING COMMISSION
AGENDA FOR THE REGULAR MEETING
CITY ADMINISTRATION BUILDING
JANUARY 19, 2001, 9:30 A.M.
COUNCIL COMMITTEE ROOM
202 C STREET, 12TH FLOOR**

ITEMS

10 CALL TO ORDER

Commissioners Arthur, Dick, Grinchuk, Oxberry, Robles, Steinke, and Tumminia

20 PUBLIC COMMENT

At this time individual(s) 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, no action can be taken by the Commission. Please fill out a **SPEAKER REQUEST FORM** and submit it to the secretary prior to the meeting.

30 COMMISSIONER COMMENTS



40 REPORT BY THE CHIEF EXECUTIVE OFFICER

50 APPROVAL OF THE MINUTES

Approval of the minutes of the November 17 and December 1, 2000 meetings.

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 HCR01-001 — 2001 Housing Commission Meeting Schedule

Recommendation: Approve the 2001 meeting schedule.

101 HCR01-002 — Fencing at Various Public Housing Sites (Council Districts 3 and 8)

Recommendation: Approve the award of contract in the amount of \$134,600 to Quality Fencing Co. Inc., and authorize the Chief Executive Officer to execute the contract and expend the contingency if necessary, for items not anticipated in the original scope of work.

102 HCR01-007 — Adoption of Resolution Authorizing Bank Accounts and Designating Co-Signatories (Citywide)

Recommendation: Adopt a resolution designating the Chief Executive Officer together with the Chief of Staff, the Director of Operations, the Controller, or the Budget Manager as co-signatories on Housing Commission bank accounts.

103 HCR01-011 – Application for State of California CalHome Program Funding (Citywide)

Recommendation: That the City Council authorize application to the State of California for up to \$1,000,000 in funding from the CalHome Program in support of homeownership.

104 HCR01-005 – Proposed FY01 Budget Revision (Citywide)

Recommendation #1: Approve revisions in the Fiscal Year 2001 budget by an overall increase of \$12,644,946 as outlined in the report.

Recommendation #2: That the Housing Commission recommend approval of a resolution specifying thresholds for Section 8 Operating Reserves consistent with current Housing Commission authorization levels.

105 HCR01-010 – Application for FY2002 Community Development Block Grant Funds (Citywide)

Recommendation: That the Chief Executive Officer apply to the City for 20 percent of CDBG funds for affordable housing, execute a contract with the City for the amount allocated to the Commission, and execute contracts with other agencies receiving CDBG allocations.

106 HCR01-008 — San Diego Housing Commission Strategic Plan (Citywide)

Recommendation: Provide direction to the San Diego Housing Commission on the development of the FY 2002-2004 Strategic Plan Goals and Objectives.

107 HCR01-016 – Issuance of Multifamily Housing Revenue Bonds for Projects With Previous Related Actions (Council Districts 1, 4, 6)

Recommendation #1: That the Housing Commission recommend the Housing Authority take intermediate steps to issue tax-exempt and taxable housing revenue bonds to finance the acquisition, rehabilitation, and construction of three projects located in Council Districts 1, 4, and 6 for which the Housing Authority has previously approved Housing Authority loans as well as tax exempt bond financing.

Recommendation #2: That the Housing Commission recommend the Housing Authority approve the issuance of \$1,420,810 in tax-exempt housing revenue bonds to Stratton Apartments.

108 HCR01-009 – Loan to Affirmed Housing Group for Construction at 2484 Grove Avenue in the Nestor Community (Council District 8)

Recommendation: Approve a loan in the total amount of \$2,630,000 to Affirmed Housing Group for the construction of 112 apartment units to be located at 2484 Grove Avenue in the Nestor Community.

109 HCR01-014 – Issuance of Multifamily Housing Revenue Bonds for New Projects (Council Districts 1, 7, 8)

Recommendation #1: That the Housing Commission recommend the Housing Authority take initial steps to issue tax-exempt and taxable housing revenue bonds to finance the acquisition, rehabilitation and construction of three projects located in Council Districts 1, 7, and 8.

Recommendation #2: Approve financing teams to begin work on preparing the proposed bond issuances.

110 HCR01-015 — Loan to Orange Housing Development Corporation for New Construction in the Nestor Community (Council District 8)

Recommendation: Approve a loan in the amount of \$1,500,000 to Orange Housing Development Corporation for the construction of 42 apartment units at a project to be known as Otay Mesa Family Villas located at 2065 Avenida Del Mexico in the Nestor Community.

111 HCR01-012 – Loan to Hampstead Partners, Inc. for the Acquisition and Rehabilitation of 4019-4027 Oakcrest Drive (Council District 7)

Recommendation: That the Housing Commission recommend Housing Authority approval of a 3% residual receipts loan in the maximum amount of \$2,000,000 for the acquisition and rehabilitation of an 81-unit property located at 4019-4027 Oakcrest Drive.

CLOSED SESSION

It is anticipated that the San Diego Housing Commission will recess into Closed Session on Friday, January 19, 2001, at 9:30 a.m. with the following agenda:

- I Conference with Legal Counsel - existing litigation, pursuant to California Government Code Section 54956.9(a) and 54954.5(c):
 - (a) San Diego Housing Commission and Housing Authority of the City of San Diego vs. Creekside Holdings, A California Limited Partnership; et. al.
San Diego Superior Court Case No.: GIC 752236
- II Public Employee Performance Evaluation, pursuant to Government Code Section 54957(e):

Title: Chief Executive Officer
- III Adjournment of Closed Session
- IV Announcement of action taken in Closed Session

ADJOURNMENT