



Good Neighbors

San Diego Housing Commission

- 1625 Newton Avenue
- San Diego, California 92113-1038
- 619/231 9400
- FAX: 619/544 9193

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AGENDA

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Questions Regarding Agenda Items: For specific questions regarding any item on the Housing Commission agenda, please contact Bill Luksic at 619-525-3602. Internet access to agendas and reports is available at <http://www.sdhc.net>.

**SAN DIEGO HOUSING COMMISSION
AGENDA FOR THE REGULAR MEETING
CITY ADMINISTRATION BUILDING
JUNE 1, 2001, 9:00 A.M.
COUNCIL COMMITTEE ROOM
202 C STREET, 12TH FLOOR**

ITEMS

10 CALL TO ORDER

Commissioners Neil Arthur, David Dick, Robert Grinchuk, Steven Oxberry, Santiago Robles, Thomas Steinke, and Alice 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 May 11, 2001 meeting.

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 HCR01-052 – Proposed Revisions to the First-Time Homebuyer Program (Citywide)

Recommendation: Review the First-Time Homebuyer Program and recommend Housing Authority approval to increase the amount provided under the Downpayment Assistance Grant Program and increase the amount of the second trust deed loan funded under the Shared Equity Loan Program.

101 HCR01-065 – Rehabilitation Loan at 4802 Felton Street (Council District 3)

Recommendation: Approve the Loan Committee's recommendation to provide a rehabilitation loan of \$66,000 to complete the demolition and reconstruction of a single family dwelling at 4802 Felton Street.

102 THIS ITEM HAS BEEN PULLED FROM THE AGENDA

103 HCR01-067 – Amendment to the Revocable Grant to TACHS Property Development for Reese Village (Council District 7)

Recommendation: Approve and forward for Housing Authority approval an increase of \$100,000 to a revocable grant to TACHS Property Development for the demolition and replacement of a building determined to be structurally unsound.

104 HCR01-062 – Approval of Development Loan for Grant Heights Park Apartments (Council District 8)

Recommendation: Approve a loan of up to \$867,279 towards Urban Housing Corporation's purchase and rehabilitation of the 28-unit Grant Heights Park Apartments.

105 HCR01-069 – Issuance of Multifamily Housing Revenue Bonds for Acquisition and Rehabilitation of Harbor View Villas (Council District 4)

Recommendation: That the Housing Authority take initial steps towards issuance of taxable and tax-exempt revenue bonds for acquisition and rehabilitation by Avalon Communities of the 60-unit Harbor View Villas located at 404 North 47th Street.

106 THIS ITEM HAS BEEN PULLED FROM THE AGENDA

107 HCR01-066 – Proposed Loan to Mayberry LP for New Construction of the Casa Puleta Apartments (Council District 4)

Recommendation: Seek Housing Authority approval of a loan of up to \$1,000,000 to NHPAHP Mayberry LP for new construction of the Casa Puleta Apartments, a 54-unit complex located at 1445 South 45th Street.

108 HCR01-068 – Final Authorization to Issue Multifamily Housing Revenue Bonds for Torrey Highlands Apartments (Council District 1)

Recommendation: That the Housing Authority authorize the issuance of tax-exempt revenue bonds in an amount to exceed \$4,780,000 to finance the construction of Torrey Highlands Apartments, located at the intersection of Route 56 and Camino Ruiz.

109 HCR01-064 – Renewal of Employee Group Benefits Plans

Recommendation: Provide group benefits for employees represented by the union and nonrepresented employees for FY02, FY03 and FY04 based on employee input and negotiated agreement, and delegate to the Chief Executive Officer the authority to enter into subsequent group benefit plan contract agreements.

110 HCR01-071 – FY02 Employee Compensation, Benefits and Policies

Recommendation: Approve and forward for Housing Authority adoption the union-negotiated Memorandum of Understanding for represented employees, and extend salary and benefit changes to non-represented and management employees.

CLOSED SESSION

It is anticipated that the San Diego Housing Commission will recess into Closed Session on Friday, June 1, 2001, at 9:00 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) In re: the Matter of the EEOC Claim, No. 345A10430

- II. Conference with Labor Negotiator - pursuant to California Government Code Section 54957.6:

Agency Negotiator: Steve Mikelman and Kadee Gonzalez
for the San Diego Housing Commission

Employee Organization: Social Services Union, Local 535, SEIU, AFL-CIO

- III. Adjournment of Closed Session.

- IV. Announcement of action taken in Closed Session.

ADJOURNMENT