



Good Neighbors

# San Diego Housing Commission

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## 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)**.

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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 22, 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 June 1, 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 HCR01-033 – Action Establishing Chief Executive Officer Compensation**

**Recommendation:** Establish the compensation package for the Chief Executive Officer retroactive to August 1, 2000 to coincide with the anniversary date of contract.

**101 HCR01-079 – Award of Contract for Plumbing Repair Services**

**Recommendation:** Approve the award of contract not to exceed \$200,000 to Denny & Son Plumbing, Inc., for plumbing repair services at Housing Commission owned properties, and authorize the Chief Executive Office to execute the contract.

**102 HCR01-078 – Loan Subordination for the Sara Frances Homotel Located at 943 Tenth Avenue (Council District 2)**

**Recommendation:** Approve the subordination of two development loans, totaling \$556,738, to a refinance of the Sara Frances Homotel in return for 27 additional restricted units that will be affordable to persons earning 35 percent or less of median area income.

**103 HCR01-073 – Housing Trust Fund Transitional Housing Grants (Council Districts 1, 2, 3, 5, 6, 8)**

**Recommendation:** Approve one-year grants of support totaling \$1,000,000, for operating transitional housing programs, and authorize the Chief Executive Officer to execute the contracts.

**104 HCR01-070 – Predevelopment Loan to Vietnam Veterans of San Diego, Inc. for Renovation and Expansion of Veterans Rehabilitation Center (Council District 2)**

**Recommendation:** Approve an unsecured predevelopment loan of up to \$82,000 to pay predevelopment costs associated with demolition, renovation and new construction of an 80-bed Special Purpose Housing Facility located at 4141 Pacific Highway.

**105 HCR01-075 – Final Authorization to Issue Multifamily Housing Revenue Bonds for Torrey Highlands Apartments (Council District 1)**

**Recommendation:** That the Housing Authority authorize the issuance of multifamily housing revenue bonds in an amount to exceed \$4,780,000 to a development partnership formed by Chelsea Investment Corporation to finance the construction of Torrey Highlands Apartments, located at the intersection of Route 56 and Camino Ruiz.

**106 HCR01-081 – Loan to San Diego/Fox Hollow, L.P. for the Construction of Hollywood Palms (Council District 3)**

**Recommendation #1:** Approve a loan of up to \$2,200,000 to Affirmed Housing Group and City Heights Community Development Corporation in the name of San Diego/Fox Hollow, L.P., for the construction of Hollywood Palms, a 94-unit apartment complex located at 4366 Home Avenue.

**Recommendation #2:** Forward for Housing Authority approval the issuance of tax-exempt housing revenue bonds to finance the construction of Hollywood Palm Apartments.

**Recommendation #3:** Authorize the Chief Executive Officer or designee to enter into project-based Section 8 contracts in accordance with the applicable annual contributions contract with HUD.

**107 HCR01-076 – Final Authorization to Issue Multifamily Housing Revenue Bonds for Pacific Cove Apartments (Council District 7)**

**Recommendation:** Forward for Housing Authority approval the issuance of multifamily housing revenue bonds in an amount not to exceed \$2,941,562 to Hampstead Partners, Inc., to finance the acquisition and rehabilitation of the 81-unit Pacific Cove Apartments located at 4019-4027 Oakcrest Drive.

**108 HCR01-077 – Loan and Final Authorization to Issue Multifamily Housing Revenue Bonds for Island Village Apartments (Council District 8)**

**Recommendation #1:** Forward to the Housing Authority a recommendation to authorize the issuance of tax-exempt housing revenue bonds in an amount not to exceed \$11,000,000, and taxable revenue bonds in an amount not to exceed \$1,350,000 to finance the acquisition and construction of the 280-unit Island Village Apartments located at 1225 Market Street; and, approve a three percent residual receipts Housing Commission loan of \$2,300,000 to finance the construction of Island Village Apartments.

**Recommendation #2:** Forward for Housing Authority approval a loan application to California Housing Finance Agency for \$1,100,000 in HELP Program funds by authorizing the Chief Executive Officer to take actions necessary to facilitate participation in the HELP Program.

**CLOSED SESSION**

It is anticipated that the San Diego Housing Commission will recess into Closed Session on Friday, June 22, 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) Hidden Valley Construction vs. Housing Authority of the City of San Diego, a California public entity; San Diego Housing Commission, a California public entity  
San Diego Superior Court Case No. 704467
  - (b) San Diego Housing Commission vs. L.M. Hill, Jr., and Irene A. Hill  
San Diego Superior Court Case No. 727112
  - (c) San Diego Housing Commission, a public agency; and Housing Authority of the City of San Diego, a public agency vs. Industrial Indemnity Company of the Northwest; a Washington corporation; Industrial Indemnity, an unknown entity; Crum & Forster Corporation, a New Jersey corporation; Crum & Forster Insurance Risk Management Accounts, an unknown entity; and Does 1 through 10.  
San Diego Superior Court Case No. 680684  
Court of Appeal Case Nos. D027060 and D035239
  - (d) Madrid vs. San Diego Housing Commission  
San Diego Superior Court Case No. GIC 760344

- (e) San Diego Housing Commission vs. Stephen F. Todd and Marilyn Todd, et. al.  
San Diego Superior Court Case No. 703682
  - (f) Small vs. Betsy Morris; San Diego Housing Commission, et. al.  
San Diego Superior Court Case No. 724292
- II. Conference with Legal Counsel - anticipated litigation, pursuant to Government Code Section 54956.9(c) and 54954.5(c):
  - (a) One matter  
San Diego Housing Commission vs. Four Seasons
- III. Public Employee Performance Evaluation, pursuant to Government Code Section 54957(e):
  - Title: Chief Executive Officer
- IV. Adjournment of Closed Session
- V. Announcement of action taken in Closed Session

**ADJOURNMENT**