



Good Neighbors

San Diego Housing Commission

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AGENDA

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

ITEMS

10 CALL TO ORDER

Commissioners Neal Arthur, David Dick, Robert Grinchuk, Santiago Robles, Sal Salas, 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, 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 CHIEF EXECUTIVE OFFICER

50 APPROVAL OF THE MINUTES

Approval of the minutes of the September 21, 2001 regular 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 HCR01-111 – Authorization to Apply for a Public Housing Authority Evaluation from Standard & Poor’s (Citywide)

Recommendation: Submit an application to a newly available Standard & Poor’s evaluation program that measures management and program strength of public housing authorities.

101 HCR01-116 – Second Amendment to the Contract with Keyser Marston Associates for Services Related to the Development of an Inclusionary Housing Program (Citywide)

Recommendation: Approve an increase in the maximum compensation due under the contract with Keyser Marston Associates by \$10,000 from the current level of \$48,675 to a not-to-exceed amount of \$58,675, and extend the contract period through January 31, 2002.

102 HCR01-112 – Coronado Terrace Request for Subordination to Construction Loan (Council District 8)

Recommendation: Approve a request to subordinate the Housing Commission’s loan to a construction loan in the amount of \$2,000,000, until completion of rehabilitation work, at Coronado Terrace Apartments.

103 HCR01-108 – Final Authorization to Issue Multifamily Housing Revenue Bonds for Parkside Apartments (formerly Park Haven) (Council District 4)

Recommendation: Forward for Housing Authority authorization a recommendation to take the final steps to issue tax-exempt and taxable housing revenue bonds for Park Haven Court Apartments.

104 HCR01-107 – Final Authorization to Issue Multifamily Housing Revenue Bonds for Summit Crest Apartments (Council District 4)

Recommendation: Forward for Housing Authority authorization a recommendation to take the final steps to issue tax-exempt and taxable housing revenue bonds for Summit Crest Apartments.

105 HCR01-110 – Loan and Final Authorization to Issue Multifamily Housing Revenue Bonds for Logan Square Apartments (Council District 4)

Recommendation: Recommend Housing Authority approval of a loan and to take final steps to issue tax-exempt housing revenue bonds to Logan Square Housing Partners L.P., for the acquisition and rehabilitation of a 170-unit property located at 4742 Solola Avenue.

106 HCR01-115 – Loan and Final Authorization to Issue Multifamily Housing Revenue Bonds for Harbor View Apartments (Council District 4)

Recommendation: Recommend Housing Authority approval of a loan and to take final steps to issue tax-exempt housing revenue bonds to Harbor View Housing Partners L.P., for the acquisition and rehabilitation of a 60-unit property located at 404 North 47th Street.

107 HCR01-104 – Sale of 252 16th Street (Council District 8) – Supplemental

Recommendation: Forward for Housing Authority authorization the acceptance of an offer by William G. Ayyad to purchase the vacant lot located at 252 16th Street.

108 HCR01-106 – Determination of Housing Commission Priorities for the FY02 Rental Housing Loan Program (Citywide)

Recommendation 1: Maximize available development resources by capitalizing on available “outside” funding sources such as tax credit allocation programs; committing future fiscal year funds for permanent loans with a cap of \$1 million per project, and; borrowing below market rate funds where feasible.

Recommendation #2: In the FY02 rental housing project selection process, emphasize family sized units; favor projects with inclusionary requirements or non-permanent affordability restrictions; require significant leverage with other funding sources, and; encourage projects promoting energy conservation measures.

109 HCR01-113 – Workshop Regarding Balanced Communities Housing Program (Citywide)

Recommendation: Discuss the proposed outline for a “Balanced Communities Housing Program” in anticipation of a joint hearing with the Planning Commission.

CLOSED SESSION

It is anticipated that the San Diego Housing Commission will recess into Closed Session on Friday, October 12, 2001, at 9:00 a.m. with the following agenda:

Public testimony, if any, regarding Item III a)

- I. Conference with Legal Counsel - existing litigation, pursuant to California Government Code Section 54956.9(a) and 54954.5(c):

Williams & Sons Masonry, Inc. v. Baronet & Co., Inc., et al.
San Diego Superior Court Case No. 680684
- II. Conference with Legal Counsel - anticipated litigation, pursuant to Government Code Section 54956.9(c) and 54954.5(c):
 - (a) Two matters
- III. Real Property Negotiations
 - a) Conference with Real Property Negotiator - pursuant to California Government Code Section 54954.5(b) and 54956.8:

<u>Property:</u>	252 16 th Street, San Diego, CA
<u>Negotiating Parties:</u>	Steve Mikelman and Vicki Monce for the San Diego Housing Commission and Mr. William Ayyad
<u>Under Negotiation:</u>	Price and terms
- IV. Adjournment
- V. Announcement of Action Taken in Closed Session