



Good Neighbors

San Diego Housing Commission

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AGENDA 432

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 **Rob Albrecht at 525-3602**.

**SAN DIEGO HOUSING COMMISSION
AGENDA FOR THE REGULAR MEETING
CITY ADMINISTRATION BUILDING
JANUARY 14, 2000
9:00 A.M.
CITY COUNCIL CHAMBERS
202 C STREET, 12TH FLOOR
SAN DIEGO, CALIFORNIA**

ITEMS

10 CALL TO ORDER

(Arthur, Dick, Grinchuk, Hills, Oxberry, 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

Minutes of the November 19, 1999 Housing Commission 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 HCR00-004 C San Diego Housing Commission 2000 Meeting Schedule

Recommendation: Approve the Housing Commission schedule of meeting dates for 2000.

101 HCR00-005 C Amendment to Contract with Occupational Training Services for Computer Literacy (Council Districts 4, 5, 8)

Recommendation: It is recommended that the Housing Commission authorize the Chief Executive Officer to amend a contract with Occupational Training Services (OTS), Inc., to extend the contract for three months and provide an additional \$40,320.

Fiscal Impact: Funding for this contract amendment has been allocated as follows:

Certificate No.:	00-174
Amount:	\$40,320
Revenue Source:	Public Housing and Drug Elimination
Division:	Housing Services
Line Item:	Contract Costs

Previous Related Action(s): On June 2, 1997, the Housing Commission authorized approval of a one-year contract with OTS to administer the computer literacy program. On June 1, 1998, the Housing Commission authorized approval of a ten-month contract with OTS for \$126,906.

102 HCR00-002 – Application for FY2001 Community Development Block Grant (CDBG) Funds (Citywide)

Recommendation: That the Housing Commission authorize the Chief Executive Officer (CEO) to:

1. Apply to the City for 20 percent of the City's FY2001 CDBG funds for affordable housing, in conformance with City Council Policy 700-02;
2. Execute a contract with the City for the amount allocated to the Commission and any additional amount, allocated to other agencies, which the Commission may be asked to administer on the City's behalf; and
3. Execute contracts with other agencies receiving CDBG allocations which the City Manager may ask the Commission to administer.

Fiscal Impact: CDBG funds are an essential source of operating revenue for a number of the Commission's programs and for carrying out unfunded and under-funded mandates, such as administering the City's Consolidated Plan. The City's preliminary estimate of its FY2001 federal entitlement grant is \$18.5 million; 20 percent would be \$3.7 million, but the amount the Commission receives may be substantially different from the amount requested. Therefore, it is not possible to quantify fiscal impact at this point in the allocation process.

Previous Related Action(s): On June 25, 1996, City Council revised Council Policy 700-02 ("Community Development Block Grant Program") to target 20 percent of the annual CDBG entitlement for affordable housing purposes. In each subsequent year, the Commission has authorized the Executive Director (now Chief Executive officer) to apply for 20 percent of the City's grant, most recently on December 14, 1998 (HCR98-163).

103 HCR00-006 – Participation in Federal Home Loan Bank of San Francisco Individual Development and Empowerment Account (IDEA) Program (Citywide)

Recommendation: That the Housing Commission authorize the Chief Executive Officer to apply, as a co-applicant, through a local lending institution, to the Federal Home Loan Bank of San Francisco ("the Bank") for \$100,000 in matching funds to support homeownership activities for Family Self-Sufficiency (FSS) participants under the IDEA program in 2000.

Fiscal Impact: None. A local member institution of the Bank would receive the funds and serve as fiscal agent. FSS funds currently in escrow that would be utilized for this purpose would be moved from the Housing Commission's account to the member institution.

104 HCR00-003 – Five Year and Annual Agency Plans

Recommendation: That following review by the Commission, the Plans be released for a 45-day comment period prior to a scheduled public hearing.

Fiscal Impact: None with this action.

Previous Related Action(s): On August 13, 1999, the Commissioners received an informational report on the Quality Housing & Work Responsibility Act of 1998. This report included information on the required Five Year and Annual Agency Plans.

105 HCR00-07 – Loans to Fairfield Residential for the Acquisition and Rehabilitation of Penasquitos Gardens and Mount Aguilar Apartments (Council Districts 1 & 6)

Recommendation: That the Housing Commission recommend Housing Authority approval of the loans to Fairfield Residential as follows:

A three percent loan, amortized over 55 years, in the maximum amount of \$1,565,000 for Penasquitos Gardens, and a three percent loan, amortized over 55 years, in the maximum amount of \$1,565,000 for Mount Aguilar Apartments.

Fiscal Impact: Funding for these projects is allocated as follows:

Penasquitos

Certificate No.: 00-170
Amount: \$1,565,000 (\$965,000 HOME & \$600,000 HTF)
Revenue Source: HOME Program and Housing Trust Fund
Division: Housing Policy and Finance
Line Item: Loans and Grants

Mt. Aguilar

Certificate No.: 00-168
Amount: \$1,565,000 (\$965,000 HOME & \$600,000 HTF)
Revenue Source: HOME Program and Housing Trust Fund
Division: Housing Policy and Finance
Line Item: Loans and Grants

Previous Related Action(s): The Housing Authority approved a bond inducement resolution and an application to the State for an allocation of bond issuing authority for the project. The City Council held a public hearing (“TEFRA” hearing) and approved a resolution approving the issuance of bonds for the projects by the Housing Authority. On October 22, 1999, the Housing Commission approved the bond financing team of Litten Financial and Kosmont & Associates, Inc. (MBE – 20 percent) as financial advisor; Stradling Yocca Carlson & Rauth and Robinson & Pearman (MBE– 20 percent) as bond counsel; and Newman & Associates, Inc. as bond underwriter.

CLOSED SESSION

It is anticipated that the San Diego Housing Commission will recess into Closed Session on January 14, 2000, 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, 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 No.: D027060
 - (b) Jesse Helton v. San Diego Housing Commission
San Diego Superior Court Case No. 692760
 - (c) San Diego Housing Commission v. L.M. Hill, Jr. and Irene A. Hill
San Diego Superior Court Case No. 727112
- II. Conference with Legal Counsel - anticipated litigation pursuant to Government Code Section 54956.9(c) and 54954.5(c):
 - (a) One (1) matter.
- 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

ATTACHMENT: List of Informational Reports Released During Calendar Year 2000

