



Good Neighbors

San Diego Housing Commission

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

AGENDA 433

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
FEBRUARY 4, 2000
9:00 A.M.
COUNCIL COMMITTEE ROOM
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 January 14, 2000 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 HCR00-001 C City-County Reinvestment Task Force Annual Progress Report on Lender Agreements (Citywide)

Recommendation: It is recommended that the Housing Commission accept the San Diego specific reinvestment plan progress report covering lender activity for the period of 1993 – 1998 (Attachment 1 of the staff report), and forward to the City Council for consideration.

Fiscal Impact: There is no additional government cost associated with this action. However, there is significant benefit to the economy of the region and for affordable housing that has resulted from this effort.

Previous Related Action(s): The Housing Commission, over the past six years, has reviewed and approved the eight lender reinvestment agreements from which this report has been compiled.

101 HCR00-012 C Rehabilitation Loan – 5343 Monroe Avenue (Council District 7)

Recommendation: That the Housing Commission approve Loan Committee's recommendation to fund a \$190,000 rehabilitation loan for 5343 Monroe Avenue.

Fiscal Impact: Approval of this recommendation would result in the expenditure of \$190,000 in HOME funds for the rehabilitation of the property at 5343 Monroe Avenue.

Previous Related Action(s): On January 25, 2000, the Loan Committee recommended Housing Commission approval to provide a \$190,000 rehabilitation loan.

102 HCR00-011 – Issuance of Multifamily Housing Revenue Bonds for the Acquisition and Rehabilitation of the Regency Center Apartments (Council District 4)

Recommendation No. 1: That the Housing Commission recommend that:

1. The Housing Authority approve a bond inducement resolution in the approximate amount of \$4,200,000 and an application to the State for an allocation of bond issuing authority for the project; and
2. The City Council hold a public hearing (“TEFRA” hearing) and adopt a resolution approving the issuance of bonds for the project by the Housing Authority.

Recommendation No. 2: It is recommended that the Housing Commission approve CSG Advisors, Incorporated and CIC Research, Inc. (MBE – 20 percent) as financial advisor; Orrick, Herrington & Sutcliffe and Greene, Murray & Thompson (MBE/DBE – 20 percent) as bond counsel.

Fiscal Impact: None. Approval of the resolutions does not commit the Housing Authority to issue bonds. The developer is responsible for the payment of all costs under the financing.

103 HCR00-008 – Contract for Exterior Painting at Various Sites (Council Districts 1, 2, 4, 6 & 8)

Recommendation: That the Housing Commission approve the award of contract to Merzi Painting & Construction, and authorize the Chief Executive Officer to execute the contract (Attachment 1 of the staff report) and expend the contingency if necessary.

Fiscal Impact: Funding for this contract is contained in the Comprehensive Grant Program CA16-PO63-707 Budget. No local funds are required.

Certificate No. 00-183:	\$108,800
Revenue Source:	Comprehensive Grant Program
Division:	Development, Technical Services Section
Line Item:	Physical Improvements/Dwelling 1460

104 HCR00-009 – Contract for Asphalt/Concrete Repairs at Various Sites (Council Districts 4, 6 & 8)

Recommendation: That the Housing Commission approve the award of contract to Pioneer Concrete of California, Inc. and authorize the Chief Executive Officer to execute the contract (Attachment 1 of the staff report) and expend the contingency if necessary.

Fiscal Impact: Funding for this contract is contained in the Comprehensive Grant Program CA16-PO63-707 and CA16-PO63-708 Budgets. No local funds are required.

Certificate No. 00-184:	\$208,900
Revenue Source:	Comprehensive Grant Program
Division:	Development, Technical Services Section
Line Item:	Site Improvements/1450

105 HCR00-015 – Section 8 Administrative Plan (Citywide)

Recommendation: It is recommended that the Housing Commission adopt the proposed revisions to the Section 8 Administrative Plan.

Fiscal Impact: Minimal with this action.

Previous Related Action(s): Policy changes for both Section 8 and Public Housing were approved by the Housing Commission on September 10 and November 19, 1999. Subsequently, these policy changes and the Public Housing Occupancy Plan were adopted by the Housing Authority on October 19 and December 7, 1999.

106 HCR00-010 – Revocable Grant to Mercy Gardens, Inc. for the Acquisition and Rehabilitation of a 23-unit Facility for Persons with AIDS (Council District 2)

Recommendation No. 1: It is recommended that the Housing Commission forward to the Housing Authority a recommendation to approve a revocable grant to Mercy Gardens, Inc. of up to \$858,894 to provide financing for 23 units located at 4077 Fifth Avenue.

Recommendation No. 2: It is recommended that the Housing Commission approve a Project Support Grant of \$15,000 for this project.

Fiscal Impact: Funding for this project is allocated as follows:

Certificate No.: 00-173
Amount: \$858,894
Revenue Source: HTF Linkage Fee
Division: Housing Finance & Development
Line Item: Grant

Previous Related Action(s): On September 10, 1999, the Housing Commission approved an unsecured Predevelopment Loan of \$80,000 for this project.

107 **HCR00-014 – FY2001 Budget Workshop – Discussion of Strategic Goals to Increase the Availability of Decent, Safe and Affordable Housing**

Recommendation: To discuss the multifaceted approach currently used to provide affordable housing.

Fiscal Impact: Funding allocation for the FY2001 Housing Commission budget will be developed based on this budget workshop.

CLOSED SESSION

It is anticipated that the San Diego Housing Commission will recess into Closed Session on February 4, 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) Real v. San Diego Housing Commission
United States District Court Case No. 99-CV-1590
 - (b) Melvin Shapiro v. City of San Diego and San Diego Housing Commission
Court of Appeal Case No. D031673
 - (c) Betty Gibson, an individual v. San Diego Housing Commission, a public entity
San Diego Superior Court Case No. GIC 737832
 - (d) San Diego Housing Commission v. Drug Education & Awareness Program, Inc., et al.
San Diego Superior Court Case No. GIC 742416

- (e) 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
 - (f) Hidden Valley Construction v. 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
- 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

