



Good Neighbors

San Diego Housing Commission

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AGENDA 438

AGENDA

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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
MAY 19, 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 March 31, 2000 and the April 21, 2000 Housing Commission meetings.

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 HCR00-050 — Housing Trust Fund Transitional Housing Grants (City Council Districts 2, 3, 6 and 8)

Recommendation: That the Housing Commission approve one-year grants of support to the following programs that received funding in prior years:

- a. Center for Community Solutions in the amount of \$32,000 as partial funding of occupancy and administrative expense of Next Step, a transitional program, which provides 12 beds in the Pacific Beach area;
- b. Ecumenical Council of San Diego in the amount of \$22,000 as partial funding of occupancy and administrative expenses of El Nido, an eleven-unit residence for families fleeing domestic violence;
- c. The Salvation Army in the amount of \$105,000 as partial funding of occupancy and administrative expenses for the STEPS Program, a 50-bed program for men in the downtown area;
- d. St. Vincent de Paul Village, Inc. in the amount of \$162,500 as partial funding of occupancy and administrative expenses of the STEP program, a 38-bed program for women in the downtown area;
- e. St. Vincent de Paul Village, Inc. in the amount of \$300,000 as partial funding of occupancy and administrative expenses for the Family Living Center, a 110-bed program for families in the downtown area;
- f. San Diego Youth & Community Services in the amount of \$22,000 as partial funding of occupancy and administrative expenses of Take Wing, a 52-bed apartment complex for homeless youth; and
- g. YWCA of San Diego County in the amount of \$100,000 as partial funding of occupancy and administrative expenses for Passages, a 49-bed program for women in the downtown area.

Fiscal Impact: Approval of these recommendations will result in the expenditure of \$743,500 in FY00 Housing Trust Fund transitional housing program funds. Funds are available for the recommended action, as indicated below.

Certificates of Funding Availability:

1. Center For Community Solutions
Certificate No.: 00-225
Amount: \$32,000
Revenue Sources: HTF Impact Fee, HTF TOT, HTF Fay Avenue
Department: Housing Finance
Line Item: Grants

2. Ecumenical Council of San Diego
Certificate No.: 00-231
Amount: \$22,000
Revenue Sources: HTF Impact Fee
Department: Housing Finance
Line Item: Grants

3. The Salvation Army
Certificate No.: 00-230
Amount: \$105,000
Revenue Sources: HTF Impact Fee
Department: Housing Finance
Line Item: Grants

4. St. Vincent de Paul Village, Inc.
Certificate No.: 00-229
Amount: \$162,500
Revenue Sources: HTF Impact Fee
Department: Housing Finance
Line Item: Grants

5. St. Vincent de Paul Village, Inc.
Certificate No.: 00-228
Amount: \$300,000
Revenue Sources: HTF Impact Fee
Department: Housing Finance
Line Item: Grants

6. SDYCS
Certificate No.: 00-227
Amount: \$22,000
Revenue Sources: HTF Impact Fee
Department: Housing Finance
Line Item: Grants
7. YWCA of San Diego County
Certificate No.: 00-226
Amount: \$100,000
Revenue Sources: HTF Impact Fee
Department: Housing Finance
Line Item: Grants

Previous Related Action(s): None.

101 HCR00-048 — Issuance of Housing Revenue Bonds (Council Districts 1, 4, 6 and 8)

Recommendation No. 1: That the Housing Authority authorize the issuance of taxable and tax-exempt revenue bonds in amounts not to exceed the amounts stated below to finance the acquisition and rehabilitation of the following five projects. The Executive Director of the Housing Authority is authorized to execute all documents relevant to the financings.

- 1) \$29.5 million in tax-exempt and \$3 million in taxable bonds for the 504-unit Penasquitos Gardens (to be renamed Canyon Rim Apartments) located at 10931 Gerana Street (Council District 1);
- 2) \$17.6 million in tax-exempt and \$2.5 million in taxable bonds for the 312-unit Mount Aguilar Apartments (to be renamed Stratton Apartments) located at 5765 Mount Alifan Drive (Council District 6);
- 3) \$10.3 million in tax exempt and \$2.7 million in taxable bonds for the 240-unit Vista La Rosa Apartments (presently known as Second Imperial Apartments) located at 2002 Rimbey Avenue (Council District 8);
- 4) \$3.4 million in tax exempt and \$420,000 in taxable bonds for the 70-unit Summit Crest Apartments (formerly known as Mayberry Apartments) located at 4328-4490 Mayberry Street (Council District 4); and,
- 5) \$3.2 million in tax exempt and \$1.1 million in taxable bonds for the 100-unit Regency Centre Apartments located at 4765 Home Avenue (Council District 4).

Recommendation No. 2: That the Housing Commission recommend that:
1) The Housing Authority approve a new bond inducement resolution and an application to the State for an additional allocation of bond issuing authority of \$2.95 million for Penasquitos Gardens and \$2.5 million for Mount Aguilar

Apartments; and 2) that the City Council hold a public hearing (“TEFRA” hearing) and adopt a resolution approving the issuance of bonds for the Penasquitos Gardens and Mount Aguilar Apartments by the Housing Authority.

Recommendation No. 3: That the Housing Commission recommend that the City Council hold a public hearing (“TEFRA” hearing) and adopt a resolution reapproving the issuance of bonds for the Summit Crest Apartments by the Housing Authority.

Recommendation No. 4: That the Housing Commission approve the underwriting firm of Kinsell, Newcomb & De Dios, Inc. to work on preparing the Summit Crest bond issuance.

Fiscal Impact: The issuance and sale of the bonds will not financially obligate the City, the Housing Authority or the Housing Commission because security for the repayment of the bonds will be limited to specific private revenue sources. All costs of the financings, including compensation for staff efforts in preparing the bonds will be borne by the developers. The Housing Commission’s origination fee as well as the annual administrative fee under the financings will be up to \$171,000 (0.23 percent of the amount of the bonds).

Previous Related Action(s): All five projects have inducement and TEFRA resolutions previously approved by Housing Authority and City Council, respectively. In addition, the Housing Authority has previously authorized Housing Commission loans for Penasquitos Gardens, Mount Aguilar, & Summit Crest.

102 THIS ITEM HAS BEEN PULLED

103 HCR00-056 — Renewal of Employee Group Benefits Plan

Recommendation: That the Housing Authority authorize the Chief Executive Officer to execute agreements to: (1) renew a Kaiser modified plan and replace Health Net medical plan with PacifiCare group medical plan; (2) replace Safeguard group dental prepaid plan and Delta Dental PPO/Indemnity plan with PacifiCare prepaid and PPO/Indemnity dental plans; (3) renew Universal Permanent Life option through Reliastar; (4) renew Reliastar Voluntary Portable Term Life/AD&D plan, and renew the following core benefits: (5) Reliance Standard LTD plan; and (6) Reliance Standard Basic Term Life and AD&D plan.

Fiscal Impact: The estimated annual Flex Credits contribution and cost of core benefits provided by the Commission for renewal of the Employee Group Flexible Benefits Plan is \$1,110,617 per year for 244.5 employees. Costs exceeding the Commission provided Flex Credits and any additional benefits are paid by the employee. FY01 benefits costs are included in the proposed FY01 Budget. Funds are available for the recommended action, as indicated below.

Certificate of Funding Availability:

Certificate No.: 01-024
Amount: \$1,110,617
Revenue Source: Multiple
Division: Multiple
Line Item: Benefits

Previous Related Action(s): None.

104 HCR00-024 - Rehabilitation of La Jolla Marine Apartments (Council District 1)

Recommendation No. 1: That the Housing Commission supplement approximately \$115,000 of Community Development Block Grant (CDBG) funds, which the City previously appropriated for limited rehabilitation of this complex, with a grant of CDBG funds and loan of Housing Commission funds, totaling \$285,000, that will make comprehensive rehabilitation possible.

Recommendation No. 2: That the Housing Commission seek City Council approval to subordinate the City's claim to residual receipts from La Jolla Marine Apartments to the Housing Commission for repayment of the Housing Commission loan after current debt on the property has been repaid.

Fiscal Impact: Funds are available for the recommended action, as indicated below.

Certificate of Funding Availability:

Certificate No.:	00-196	
Amount:	\$216,360	\$68,640
Revenue Sources:	CDBG	HOME
Department:	Housing Finance	Housing Services
Line Item:	Grant	Loan

Previous Related Action(s): City Council allocated Council District 1 CDBG funds to the Commission in FY99 and FY00. These funds were included as revenue to Housing Finance in the Commission's approved Budgets for FY99 and FY00. City Council had previously allocated Council District 1 CDBG funds to La Jolla Marine Apartments. A portion of these funds, administered by the City, has been expended for improvements such as new roofs (two buildings); approximately \$115,000 remains. The issue addressed in this report is scheduled to be considered by the Loan Committee on May 16.

105 HCR00-051 — Coastal Zone Affordable Housing Replacement Regulations - Revisions to In-Lieu Fees (Council Districts 1, 2, 6 and 8)

Recommendation: That the Housing Commission approve staff's proposed in-lieu fee schedule for developers seeking to meet their replacement unit obligation through the in-lieu fee option, as listed in Attachment 3 to the staff report.

Previous Related Action(s): On July 9, 1982, the Housing Commission implemented California Government Code section 65590 and the City's Coastal Affordable Housing Program (City Council Policy 600-3). On January 1, 2000, the City's approved Land Development Code became effective, which codified Council Policy 600-3 into the Code as Sections 143.0810-143.0860.

106 HCR00-057 — Increase in Development Loan for Vista Verde (Council District 8)

Recommendation: That the Housing Commission recommend Housing Authority approval of an increase of \$200,000 to the \$1,200,370 existing loan. It is further recommended that the Chief Executive Officer be authorized to execute all related documents prepared and/or approved by General Counsel.

Fiscal Impact: Funds are available for the recommended action, as indicated below.

Certificate of Funding Availability:

Certificate No.:	00-234
Amount/Revenue Source:	\$200,000/Housing Trust Fund
Division:	Housing Finance & Development
Line Item:	Loans & Grants

Previous Related Action(s): The Housing Authority approved a loan of \$1,200,370 for this project on October 20, 1998.

107 HCR00-052 — Action Establishing Chief Executive Officer Compensation (Citywide)

Recommendation: That the Housing Commission set the compensation package for the Chief Executive Officer (CEO) of the Housing Commission as set forth in staff's report, retroactive to July 1, 1999.

Fiscal Impact: The budget for fiscal year 2001 provides the funds to allow for the change in the compensation package for the CEO as noted in the staff report.

Previous Related Action(s): The CEO was hired by action of the Housing Authority of the City of San Diego (SDHA) on August 2, 1994. An evaluation of performance and compensation was performed in December 1997.

CLOSED SESSION

It is anticipated that the San Diego Housing Commission will recess on Friday, May 19, 2000, at 9:00 a.m. into Closed Session 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 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 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. 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

INFORMATIONAL REPORTS ISSUED DURING CALENDAR YEAR 2000

REPORT #	REPORT NAME	DATE ISSUED
HCR99-139	First Quarter FY2000 Budget Status Report	01/05/00
HCR00-013	Notice of Settlement of Pending Litigation, Quarter 2 –FY2000	01/26/00
HCR00-016	Semi-Annual Equal Opportunity and Small Contracts Status Report for the First half of Fiscal Year 2000	02/23/00
HCR00-017	Second Quarter FY00 Budget Status Report	02/23/00
HCR00-120	Activity Performance Report – Quarter 2 FY00	02/23/00
HCR00-128	Status of Loan Portfolio Second Quarter Fiscal Year 2000	02/23/00
HCR00-035	Multifamily Bond Program – Annual Status Report	03/16/00