

# HOUSING AUTHORITY MINUTES

TUESDAY, OCTOBER 30, 2001 MEETING  
202 C STREET, 12<sup>TH</sup> FLOOR  
CITY OF SAN DIEGO, CALIFORNIA

## ATTENDANCE

All members present.

## CALL TO ORDER

Chair Murphy called the meeting to order at 11:48 a.m.

## PUBLIC COMMENT

None.

## ADOPTION AGENDA

### ITEM 1 APPROVAL OF THE MINUTES

Approval of the minutes of the meeting of October 16, 2001.

A MOTION TO APPROVE THE MINUTES WAS CARRIED ON A UNANIMOUS VOTE OF 9-0, WITH ALL MEMBERS PRESENT.

### ITEM 5 HCR01-108 – Final Authorization to Issue Multifamily Housing Revenue Bonds for Parkside Apartments (formerly Park Haven) (Council District 4)

**Recommendation:** Take final steps to issue tax-exempt housing revenue bonds to Southern California Housing Development Corporation to finance the acquisition and rehabilitation of the 40-unit Parkside Apartments.

A MOTION TO APPROVE THIS ITEM WAS CARRIED ON A UNANIMOUS VOTE OF 9-0, WITH ALL MEMBERS PRESENT.

**ITEM 6 HCR01-107 – Final Authorization to Issue Multifamily Housing Revenue Bonds for Summit Crest Apartments (Council District 4)**

**Recommendation:** Take final steps to issue tax-exempt and taxable housing revenue bonds to Southwest Affordable Housing, LLC for Summit Crest Apartments located at 4328-4490 Mayberry Street.

A MOTION TO APPROVE THIS ITEM WAS CARRIED ON A UNANIMOUS VOTE OF 9-0, WITH ALL MEMBERS PRESENT.

**ITEM 7 HCR01-110 – Loan and Final Authorization to Issue Multifamily Housing Revenue Bonds for Logan Square Apartments (Council District 4)**

**Recommendation:** Approve a loan and 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.

A MOTION TO APPROVE THIS ITEM WAS CARRIED ON A UNANIMOUS VOTE OF 9-0, WITH ALL MEMBERS PRESENT.

**ITEM 8 HCR01-115 – Loan and Final Authorization to Issue Multifamily Housing Revenue Bonds for Harbor View Apartments (Council District 4)**

**Recommendation:** Approve a loan and 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 47<sup>th</sup> Street.

A MOTION TO APPROVE THIS ITEM WAS CARRIED ON A UNANIMOUS VOTE OF 9-0, WITH ALL MEMBERS PRESENT.

*The Housing Authority recessed at 11:54 and reconvened at 2:15 p.m. to hear the following items.*

**ITEM 3 HCR01-104 – Sale of 252 16<sup>th</sup> Street (Council District 8) – Supplemental**

**Recommendation:** Authorize the acceptance of an offer to purchase the vacant lot located at 252 16<sup>th</sup> Street.

Council Member Madaffer raised questions concerning the number of units that will be at affordable levels and whether the current renters will be displaced by the condominium conversion. Executive Director Morris remarked that 20 percent of the units would be affordable, and that the current renters have right of first refusal to purchase their units.

A MOTION TO APPROVE THIS ITEM WAS CARRIED ON A UNANIMOUS VOTE OF 9-0, WITH ALL MEMBERS PRESENT.

**ITEM 4 HCR01-103 – San Diego Housing Commission Strategic Plan (Citywide)**

**Recommendation:** Approve the FY 2002-2004 Housing Commission Strategic Plan.

Council Member Frye commended the Strategic Plan's statement concerning the Housing Commission's mission, vision and goals, and she suggested eliminating the use of the term "NIMBY". Council Member Peters recommended that the Housing Commission identify in more explicit terms issues relating to the attractiveness of San Diego for the investment of private capital in housing.

Council Member Inzunza asked what the Council could do to receive more money directly from the State rather than through its housing entity. Ms. Morris responded the Commission is working closely with the Director of Governmental Relations to create a housing strategy to address this and other important matters.

A MOTION TO APPROVE THIS ITEM WAS CARRIED ON A UNANIMOUS VOTE OF 9-0, WITH ALL MEMBERS PRESENT. ADDITIONAL DIRECTION WAS GIVEN TO REMOVE REFERENCES IN THE PLAN TO "NIMBY-ISM", AND TO WORK WITH THE GOVERNMENTAL RELATIONS OFFICE IN PURSUING A COMPREHENSIVE LEGISLATIVE STRATEGY.

**ITEM 2 HCR01-105 – Meeting Housing Commission Office Space Needs (Citywide) – Companion report to Item 7 on the Redevelopment Agency agenda**

**Recommendation #1:** Approve, in concept, the development of a site located at 12<sup>th</sup> Avenue and C Street to meet office space needs. It is further recommended that the Housing Commission facilitate development of affordable housing adjacent to the proposed office facility.

**Recommendation #2:** Authorize the Chief Executive Officer to execute an Exclusive Negotiating Agreement with Lankford & Associates, Inc. to serve as developer of the proposed office facility.

Mel Shapiro was opposed to the City issuing bonds for the proposed office facility, and he had questions relating to staffing needs and the affordable housing component of the project.

A MOTION TO CONTINUE THIS ITEM UNTIL THE NOVEMBER 27, 2001 MEETING WAS CARRIED ON A UNANIMOUS VOTE OF 9-0, WITH ALL MEMBERS PRESENT. THE FOLLOWING DIRECTION WAS ADDED TO THE MOTION: 1) THE CITY MANAGER, CITY AUDITOR, AND CITY ATTORNEY WILL

EVALUATE THE PROJECT'S IMPACT ON CITY FINANCES; 2) THE CITY COUNCIL WILL HOLD A PUBLIC HEARING ON THE OVERALL CITY FACILITIES NEED BEFORE APPROVAL OF THE PROJECT IS CONSIDERED; 3) NO HOMELESS FACILITY IS TO BE LOCATED ON THE NEWTON SITE; AND, 4) EVALUATE THE EXTENT TO WHICH THE PROPOSED BONDING IMPACTS THE CITY'S ABILITY TO FINANCE PUBLIC HOUSING.

### **ADJOURNMENT**

Chair Murphy adjourned the meeting at 4:09 p.m.