



AGENDA

AGENDA 417

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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.

**SAN DIEGO HOUSING COMMISSION
AGENDA FOR THE REGULAR MEETING
CITY ADMINISTRATION BUILDING
MARCH 5, 1999
9:00 A.M.
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 February 5, 1999 Housing Commission meeting.
Minutes of the Special Housing Commission meeting of February 12, 1999.

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 HCR99-009 — Status Report for Loans Either Due and Payable or Reverting to Monthly Payments (Citywide)

Recommendation: It is recommended that the Housing Commission accept the Chief Executive Officer's report identifying all loans that will become due and payable during calendar year 1999, including all loans that were deferred and are reverting to monthly payments.

Fiscal Impact: None with this report.

Previous Related Action(s): On January 26, 1998, the Housing Commission accepted the Status Report for Loans Either Due and Payable or Reverting to Monthly Payments in Calendar Year 1998 (HCR98-001). On April 21, 1997, the Housing Commission accepted the Status Report for Loans Either Due and Payable or Reverting to Monthly Payments in Calendar Year 1997. On September 17, 1996, the Housing Authority adopted the Housing Commission Loan Restructuring and Modification Policy No. 600.104.

101 HCR99-029 — Labor Council Contract for CommunityWORKS Program (Council Districts (Council

Recommendation: It is recommended that the Housing Commission recommend that the Housing Authority authorize the Chief Executive Officer to execute a contract agreement with the San Diego Imperial Counties Labor Council for \$235,500.

Fiscal Impact: This contract is already within the already approved budget for the Resident Services Operation of the Self-Sufficiency Activity for the CommunityWORKS program.

The following funds have been reserved for this purpose:

| | |
|-----------------|------------------------------|
| Certificate No: | 99-181 |
| Amount: | \$235,500 |
| Revenue Source: | Governor's 15% Project Funds |
| Division: | Housing Services |
| Line Item: | Contract Costs |

Previous Related Action(s): On September 21, 1998, the Housing Commission ratified the grant application and amended the budget to include the \$1,439,057 Governor's 15% Special Project grant award. Five CommunityWORKS contracts were approved by the Board on November 9, 1998.

102 HCR99-028 — Approval of a Contract with South Bay Community Services for Shelter + Care Program at La Posada Apartments (Council District 8)

Recommendation: It is recommended that the Housing Commission approve a Shelter + Care contract with South Bay Community Services to provide 10 years of rental assistance for 12 units at La Posada Apartments located at 135 Averil Road.

Fiscal Impact: Approval of this recommendation will result in the estimated expenditure of \$1,200,000 from the FY94 Shelter + Care (S+C) Grant Fund (HUD Grant CA16C94-0081). The Chief Executive Officer has the authority to increase the maximum compensation by an amount not to exceed ten percent (10%), \$120,000, without further action by the San Diego Housing Commission or Housing Authority. S+C funds are contingent upon compliance with all HUD regulations application to S+C, including additional rehabilitation in the amount of \$3,000 per S+C assisted unit, paid by South Bay Community Services.

Funds for this purpose have been reserved as follows:

| | | |
|-----------------|---------------------------|---------------------------|
| Certificate No. | 99-175 | 99-175 |
| Amount: | \$1,019,434 | \$44,323 |
| Revenue Source: | Shelter + Care | Shelter + Care |
| Division: | Hsg. Policy, Prod. & Fin. | Hsg. Policy, Prod. & Fin. |
| Line Item: | Rent to Owners | Loans and Grants |

Previous Related Action(s): On June 27, 1994, the Housing Commission authorized submission of an application to HUD for the S+C Grant Program and

execution of a contract with HUD for \$2,499,840 in funding. On October 5, 1998, the Commission approved a loan of \$630,700 to South Bay Community Services for acquisition and rehabilitation of property located at 135 Averil Road to provide affordable housing for HIV+ women and their children.

103 HCR99-003 — Coastal Affordable Housing Compliance for 7518-7534 Draper Avenue (Council District 1)

Recommendation: It is recommended that the Housing Commission (1) approve the Compliance Permit Determination, which found ten (10) of the fourteen (14) residential units located at 7518-7534 Draper Avenue occupied by low income households, and (2) authorize the CEO to execute a Coastal Affordable Housing Compliance Agreement pursuant to City Council Policy 600-3 and in a form approved by General Counsel, to provide for replacement units or payment of an in-lieu fee for the ten (10) units occupied by low income households.

Fiscal Impact: If the applicant elects to pay an in-lieu fee into a Low- and Moderate- Income Coastal Housing Fund, rather than provide replacement units, the Housing Commission would receive an in-lieu fee of \$179,800.

Previous Related Action(s): On September 16, 1991, the Housing Commission approved revisions to the in-lieu fee schedule for the Coastal Affordable Housing Program.

104 HCR99-030 — Financial Assistance to Community Housing of North County for the Acquisition and Rehabilitation of 3810 Winona Avenue (Council District 7)

Recommendation No. 1: It is recommended that the Housing Commission consider the recommendation of the Loan Committee as follows:

1. Approve a loan to CHNC in the amount of up to \$2,100,000 for the acquisition and rehabilitation of 3810 Winona Avenue, subject to the following conditions:

- a. That the Commission retain foreclosure rights under an FHA-financed first position loan;
- b. That CHNC use the Commission's Fair Housing consultant services;
- c. The Housing Commission funds are to be the last funds drawn for the proposed rehab work unless this creates a conflict with another lender, in which case the Commission will negotiate the pay-out of its funds;

d. Commitment of all other permanent funding sources prior to loan funding; and

e. Notice and prior approval of any changes in property management.

In addition, staff recommends that the conditions to the \$2,100,000 loan commitment be met by no later than June 30, 2000.

2. That the Chief Executive Officer be authorized to approve relocation payments to two households which will be in excess of \$25,000 each.

Recommendation No. 2: It is recommended that the Housing Commission recommend:

1. The Housing Authority approve an application to the State for an allocation of bond issuing authority for the acquisition and rehabilitation of Winona Apartments, subject to the Housing Commission recommending a HOME/Housing Trust Fund loan of up to \$2,100,000; and

2. The City Council hold a public hearing ("TEFRA" hearing) and approve a resolution approving the issuance of bonds for the Winona Apartments by the Housing Authority subject to proper authorization of such issuance by the Authority at a future date.

Fiscal Impact: Loan: Approval would result in the expenditure of up to \$2,100,000 in HOME funds, plus \$15,000 of HOME funds in the form of a Project Support Grant. Bond: Approval of the resolutions does not commit the Housing Authority to issue bonds. Should the issuance of bonds for the projects be authorized in the future under a separate action by the Housing Authority, the bonds would 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 identified under the respective financings. All costs of the financings, including compensation for staff work in preparing and administering the bonds will be borne by the participating developers.

Certificate of Funding Availability:

| | |
|------------------|--------------------|
| Certificate No.: | 99-158 |
| Amount: | \$2,100,000 |
| Revenue Sources: | HOME @ \$2,100,000 |
| Division: | Housing Finance |
| Line Item: | Loans |

Previous Related Actions: On December 15, 1998 the Loan Committee recommended approval of a funding reservation of up to \$2,100,000; on January 22, 1999 the Housing Commission approved a funding reservation of up to \$2,100,000; the financing team for the proposed Winona Apartments bond issuance was approved at the January 22, 1999 Housing Commission meeting; on

February 16, 1999, the Housing Authority approved a bond inducement Resolution for this project; on February 23, 1999, the Loan Committee recommended approval of a loan of up to \$2,100,000, with conditions attached, recommended the CEO to make two relocation payments in excess of \$25,000 each, and approved a Project Support Grant of \$15,000 for the project.

105 HCR99-031 — Dependency Court Safe Housing Concept as a Housing Priority (Citywide)

Recommendation: It is recommended that the Commission direct staff to participate in the Recovery Safe Housing Project task group to explore possibilities for developing drug-free housing for children and their parents who are enrolled in substance abuse treatment programs as directed by the Dependency Court.

Fiscal Impact: None at this time. As discussed in this report, the cost per unit for such housing would most probably be at least twice what the Commission invests in typical rental housing projects.

Previous Related Action(s): None.

**106 HCR99- 017 — Request for Forgiveness of Predevelopment Loan to COACH for the Acquisition and Rehabilitation of Acacia Imperial Mobilehome Park (Council District 4)
(CONTINUED FROM FEBRUARY HOUSING COMMISSION MEETING)**

Recommendation: It is recommended that the Housing Commission approve a request from COACH to forgive a Predevelopment Loan (in the amount of \$47,377.29 plus interest) intended to further the acquisition and rehabilitation of Imperial Mobilehome Park..

Fiscal Impact: Approval of this recommendation will result in the non-collection of \$47,377.29 plus interest.

Previous Related Action(s): On August 16, 1993, the Housing Commission approved a \$50,000 Predevelopment Loan to COACH for engineering, design and environmental work necessary to determine the level and cost of repairs needed at Acacia Imperial Mobilehome Park (HCR93-127 - Attachment 1 to the staff report on today's agenda).

107 HCR99-025 — Fiscal Year 2000 City of San Diego Consolidated Plan (Citywide)

Recommendation: It is recommended that the Housing Commission authorize distribution of the draft FY2000 City of San Diego Consolidated Annual Plan for a 30-day public comment period, extending from March 8 to April 6, 1999, with a public hearing to follow at the April 9, 1999 Housing Commission meeting.

- III. LICENSE/PERMIT DETERMINATION, pursuant to Government Code Section 54956.7 and Government Code Section 54954.5:

Applicants: One (1) applicant

- IV. Conference with Labor Negotiator - pursuant to California Government Code Section 54957.6:

Agency Negotiator: Elizabeth C. Morris for the San Diego Housing Commission; Willis de Morris for Services Employee International Union, Local 535

Employee Organization: Services Employees International Union, Local 535, SEIU, AFL-CIO

- V. Adjournment of Closed Session.

- VI. Announcement of action taken in Closed Session.

ADJOURNMENT

ATTACHMENT "A" - List of Informational Reports Released During Calendar 1999

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