



Good Neighbors

San Diego Housing Commission

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AGENDA

AGENDA 419

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.

**SAN DIEGO HOUSING COMMISSION
AGENDA FOR THE REGULAR MEETING
CITY ADMINISTRATION BUILDING
APRIL 9, 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 meeting of March 5, 1999.

Minutes of the meeting of March 26, 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 HCR99-037 — Construction Contract for Improvements at Eastman Street and Levant Street (Council District 5)

Recommendation: That the Housing Commission approve the award of contract to Rasmussen Brothers Construction, Inc., for improvements in the amount of \$102,500 at 7105-7120 Eastman Street and 7085-7095 Levant Street with a ten percent contingency (\$10,250) and authorize the Chief Executive Officer to execute the contract and expend the contingency if necessary.

Fiscal Impact: Federal funding for this contract is contained in the Comprehensive Grant Program CA16-PO63-707-2 Budget.

Certificate No.	99-189
Amount:	112,750
Revenue Source:	Comprehensive Grant Program
Division:	Housing Services/Technical Services
Line Item:	Physical Improvements/Dwelling-1460

101 HCR99-039 — Award of Construction Contract for Improvements at Alaquinas Drive (Council District 8)

Recommendation: That the Housing Commission approve the award of contract in the amount of \$151,829 with a ten percent (10%) contingency of \$15,182 to Healey Construction Co. for the improvements at 2005-2065 Alaquinas Drive and authorize the Chief Executive Officer to execute the contract and expend the contingency if necessary.

Fiscal Impact: Federal Funding for this contract is contained in the Comprehensive Grant Program CA16-PO63-707-6 Budget.

Certificate No.	99-190
Amount:	\$167,011
Revenue Source:	Comprehensive Grant Program
Division:	Housing Services/Technical Services
Line Item:	Physical Improvements/Dwelling-1460

**102 HCR99-033 — City-County Reinvestment Task Force Report on Lender Performance (Citywide)
(TRAILED FROM MARCH 26, 1999 HOUSING COMMISSION MEETING)**

Recommendation: It is recommended that the Housing Commission accept the Reinvestment Task Force report on lender reinvestment performance prepared pursuant to the Community Reinvestment Act and forward to the City Council.

Fiscal Impact: None with this action. However, there is a significant economic benefit to the region and for affordable housing which has resulted from this effort.

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

**103 HCR99-038 — Issuance of Housing Revenue Bonds North Park Properties)
(Council Districts 4 and 7)**

Recommendation: It is recommended that the Housing Authority authorize issuance of taxable and tax-exempt revenue bonds in an amount not to exceed \$10,000,000 to finance the acquisition and rehabilitation of the 166 multifamily rental unit North Park Properties project located at two scattered sites by Park Crest Partners, L.P. The bond proceeds will not be released without FHA bond insurance. The Chief Executive Officer is authorized to execute all documents relevant to the financing.

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 financing, including compensation for staff efforts in preparing the bonds will be borne by the developer. The Housing Commission has no financial involvement in the project and none is proposed. The Housing Commission's origination fee as well as the annual administrative fee under the financing will be up to \$23,000 (0.23 percent of the bond amount).

Previous Related Actions: On January 22, 1999, the Housing Commission approved the financing team of CSG Incorporated and CIC Research, Inc. (MBE-20 percent), financial advisor; Orrick, Herrington & Sutcliffe and Williams & Gilmore (MBE - 20 percent), bond counsel; and Banc One Capital, bond underwriter.

A bond inducement resolution, a TEFRA resolution and an application for the allocation of bond issuing authority for the project was also recommended by the Housing Commission at that time (Report No. HCR 99 -011) and approved by the Housing Authority and City Council on February 16, 1999 (R-00987 and R-291308).

104 HCR99-041 — Status Report on the Implementation of Quadel Consulting Corporation's Recommendations regarding the Rental Assistance Program (Citywide)

Recommendation: It is recommended that the Housing Commission accept the following report which outlines progress in implementing consultant recommendations regarding the Rental Assistance Program.

Fiscal Impact: None with this action.

Previous Related Action(s): The Commission received Quadel's report at its meeting of August 10, 1998, and directed staff to report back in six months on progress in implementing consultant's recommendations.

105 HCR99-036 — Fiscal Year 2000 City of San Diego Consolidated Annual Plan (Citywide)

Recommendation: That the Housing Commission recommend City Council approval of the City's Draft Fiscal Year 2000 Consolidated Annual Plan, and authorize its submission to HUD.

Fiscal Impact: None with this action; however, a final HUD approved FY2000 Consolidated Annual Plan qualifies the City to receive approximately \$28.8 million in FY2000 entitlement funds that support affordable housing and community economic development activities.

Previous Related Action(s): HUD approved the City of San Diego's Five-Year 1996-2000 Consolidated Plan and FY96 Annual Plan on July 27, 1995. The City Council approved the Consolidated Annual Plan for FY97, FY98 and FY99, in the Spring of 1996, 1997 and 1998 respectively. On March 5, 1999, the Housing Commission Board received a copy of the draft FY2000 Consolidated Annual Plan for review.

CLOSED SESSION

It is anticipated that the San Diego Housing Commission will recess on Friday, April 9, 1999 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) Marivel Miranda v. San Diego Housing Commission
San Diego Superior Court Case No. 722682

- II. Conference with Legal Counsel - anticipated litigation pursuant to Government Code Section 54956.9(c) and 54954.5(c):
 - (a) More than (1) matter.

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

Agency Negotiator: Elizabeth C. Morris and/or Pat Duplechan for the San Diego Housing Commission.

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

- IV. Adjournment of Closed Session.

- V. Announcement of action taken in Closed Session.

ADJOURNMENT

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

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