



Good Neighbors

San Diego Housing Commission

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AGENDA

AGENDA 420

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 23, 1999
1:00 P.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 5, 1999 meeting will be approved at the April 9, 1999 meeting of the 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 HCR99-034 — Award of Construction Contract for Building Improvements at 605-95 Picador Boulevard (Council District 8)

Recommendation: It is recommended that the Housing Commission approve the award of a construction contract to low bidder Commercial & Industrial Roofing Co., Inc. for roofing and building improvements in the amount of \$112,240 at 605-95 Picador Boulevard with ten percent (10%) contingency (\$11,224) and authorize the Chief Executive Officer to execute the contract and expend the contingency, if necessary.

Fiscal Impact: Funds were reserved in the FY99 Budget for major repairs to Commission-owned properties. Funds for the Picador property improvements are reserved as follows:

Certificate No.:	99-183
Amount:	\$123,464
Revenue Source	Rental Rehabilitation
Division:	Construction Services
Line Item:	Extraordinary Maintenance Contracts

101 HCR99-007 — Proposed Loan to San Diego Habitat for Humanity for Acquisition of Two Properties and Construction of Two Single Family Homes (Council District 4)

Recommendation: It is recommended that the Housing Commission approve an unsecured 21-year amortizing loan of \$37,500 at zero interest to reimburse San Diego Habitat for Humanity for acquisition costs related to the lot located at 4025 Broadway and a two-lot parcel at 1005 40th Street.

Fiscal Impact: The following funds have been reserved for this purpose:

Certificate No:	99-139
Amount:	\$37,500
Revenue Source:	HTF/Linkage
Division:	Housing Finance and Development
Line Item:	Loans

Previous Related Action(s): At its meeting of November 3, 1998, the Loan Committee approved a recommendation to make this loan; because it is unsecured, the loan exceeds the Loan Committee's authority. The Loan Committee also approved a Project Support Grant of \$10,000 for this purpose.

**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 HCR99-035 — Refunding of the \$4,150,000 City of San Diego Multifamily Revenue Bonds (Foxwood Apartments) (Council District _____)

Recommendation No. 1: It is recommended that the City Council approve the bond refunding of the \$4,150,000 City of San Diego Multifamily Revenue Refunding Bonds 1989 Issue A (Foxwood Apartments located at 4620 Palm

Avenue) in order to lower the interest rates of the bonds and enhance was well as extend the term of affordability requirements.

Recommendation No. 2: It is recommended that the Housing Commission approve Litten Financial and Kosmont & Associates, Inc. (MBE-20%), financial advisor; Orrick, Herrington & Sutcliffe and Williams & Gilmore (MBE-20%), bond counsel; Newman and Associates, Inc., bond underwriter.

Fiscal Impact:

Previous Related Action(s): The City Council approved the original issuance of bonds for Riverview Apartments (now known as Foxwood Apartments) on August 1, 1994 (Ordinance O-16254) and the issuance of refunding of bonds on July 10, 1989 (O-17324)

104 HCR99-026 - Proposed Revisions to the Housing Commission Loan and Grant Policies (Citywide)

Recommendation: It is recommended that the Housing Commission seek Housing Authority approval of proposed polices.

Fiscal Impact: None with this action.

Previous Related Action(s): On November 14, 1994, the Housing Commission approved comprehensive revisions to the loan and grant policies that included a single set of standards governing most lending programs.

105 HCR99-032 — Status Report on the Implementation of Consultant Recommendations Regarding Lending Practices and Portfolio Management Procedures (Citywide)

Recommendation: It is recommended that the Housing Commission accept the staff report which outlines progress in implementing consultant recommendations regarding lending practices and portfolio management procedures.

Fiscal Impact: None with this action.

Previous Related Action(s): On September 8, 1997, the Housing Commission authorized the CEO to execute an agreement with David Paul Rosen & Associates (DRA) to provide consultant services related to improving loan processing and management of the Commission's portfolio. On August 31, 1998, the Housing Commission received DRA's written report and authorized the CEO to proceed with a plan to implement consultant recommendations.

**106 HCR99- 022 — Disposition of Skyline/Woodman Property
(Council District 4)**

Recommendation: It is recommended that the Commission recommend to the Housing Authority that the Chief Executive Officer of the Commission be authorized to enter into an agreement with Woodman Estates, Limited Liability Corporation for the development of single family homes in a form as approved by the Chief Executive Officer and General Counsel and incorporating the terms and conditions substantially as set forth in the staff report.

Fiscal Impact: To date, approximately \$344,000 of HOME funds has been expended on the property. HUD has informed the Commission that, if the property is sold, these funds would have to be reimbursed to the HOME trust account.

Previous Related Action(s): On April 29, 1997 (Report No. 97-049), the Housing Authority authorized the Executive Director to enter into exclusive negotiation with Woodman Estates, Limited Liability Company, to negotiate a Development and Disposition Agreement to develop the Skyline/Woodman site for for-sale single family residential use. The DDA would be subject to Authority approval.

NOTE: All other actions prior to the action stated above are delineated in the staff report before the Commission today.

CLOSED SESSION

It is anticipated that the San Diego Housing Commission will recess on Friday, March 26, 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) Mildred J. Tanner v. San Diego Housing Commission, a public corporation
San Diego Superior Court Case No. 723725
 - (b) 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 Appeals Case No. D027060

- (c) London Camille Reems v. San Diego Housing Commission
San Diego Superior Court Case No.: 719138

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 Real Property Negotiator - Pursuant to California Government Code Section 54954.5(b) and 54956.8:

Property: Skyline/Woodman (vacant property owned by SDHC)

Negotiating Parties: Elizabeth Morris and Pat Getzel for the San Diego Housing Commission; and William Jones for Woodman Estates, LLC, whose co-developers are Patrick Property Services and and Citylink Investment Corporation, for prospective purchaser.

Under Negotiation: Terms and Price

IV. 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

V. Adjournment of Closed Session.

VI. Announcement of action taken in Closed Session.

ADJOURNMENT

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

ECM:ra

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