



Good Neighbors

San Diego
Housing Commission

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AGENDA

AGENDA 421

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.

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 7, 1999
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

The minutes the April 9, 1999 Housing Commission meeting will be approved will be approved at the May 7, 1999 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 HCR99-046 — SEDC/Housing Commission First-Time Homebuyer Program (Council District 4)

Recommendation: It is recommended that the Housing Commission recommend Housing Authority approval to authorize the Chief Executive Officer to execute a contract with Southeastern Economic Development Corporation (SEDC) in the amount \$1,255,244 to continue funding for the SEDC first-time homebuyer programs.

Fiscal Impact: \$1,255,244 of SEDC funds have been earmarked for homeownership programs which includes \$1,122,000 for loans and \$133,244 for administrative fees.

Previous Actions: On September 21, 1992 (Report No. 92-256), the Housing Commission approved SEDC's commitment of \$250,000 to SDHC's first-time homebuyer program and targeted to the Mt. Hope and Southcrest areas. On May 5, 1994 (Report No. 94-018), the Housing Commission accepted SEDC's offer to contribute \$200,000 to the shared equity program and target those funds to the new Central Imperial Project Area.

101 HCR99-042 — Loan to Bayview Community Development Corporation for Acquisition of 550-554 Stork Street (Council District 4)

Recommendation: It is recommended that the Housing Commission approve a loan of up to \$412,200 to Bayview Community Development Corporation (Bayview CDC) for the acquisition and rehabilitation of a 15-unit property located at 550-554 Stork Street.

Fiscal Impact: Approval of the recommendation would result in the expenditure of up to \$412,200 in Housing Trust Funds.

Certificate No.: 99-197
Amount: \$422,200*
Revenue Sources: HTF @ \$422,200
Division: Housing Finance
Line Item: \$412,200 (Loans) / \$10,000 (Grants)

*The \$10,000 Project Support Grant which was approved by the Loan Committee on April 6, 1999 will be included in this certificate amount.

Previous Related Action(s): On April 6, 1999, the Loan Committee recommended approval of a loan up to \$412,200 in Housing Trust Funds and approved a \$10,000 Project Support Grant to Bayview CDC for predevelopment staff costs associated with the development of 550-554 Stork Street.

102 HCR99-043 — Amendment to Affordable Housing Density Bonus Program (Citywide)

Recommendation: It is recommended that the Housing Commission recommend City Council adoption of the proposed Density Bonus Amendment (Exhibit 1, Attachment 2 of staff report).

Fiscal Impact: None.

103 HCR99-044 — Housing Trust Fund Fiscal Year 00 Implementation (Citywide)

Recommendation: It is recommended that the Housing Commission: 1) hear public testimony on the Housing Trust Fund draft FY00 Implementation Strategy Model Programs; 2) make modifications to the draft as it deems appropriate; and, 3) forward the draft to City Council with a recommendation for approval.

Fiscal Impact: None with this action. The FY00 Housing Trust Fund budget of \$7,484,655 is incorporated into the Housing Commission's budget.

104 HCR99-040 — Proposed Fiscal Year 2000 Budget (Citywide)

Recommendation No. 1: Review and recommend Housing Authority adoption of the \$100.7 million FY00 Activity Based Budget as proposed.

Alternative: Commissioners may wish to delay adoption of the FY00 Proposed Budget until May 7, 1999, in order to discuss the document more thoroughly.

Fiscal Impact No 1: Approval of the Proposed FY00 Budget of \$100,712,097 will provide funds for the Agency to enable the Commission to pursue the goals and objectives outlined in the proposed Budget document.

Recommendation No. 2: Recommend that the Housing Authority continue to delegate limited authority to the Housing Commission to amend the FY00 Budget, consistent with policies, programs and activities approved by the Housing Authority, as it has in past years.

Recommendation No. 3: Continue to delegate limited authority to the Chief Executive Officer to amend the FY00 Budget, consistent with policies, programs and activities approved by the Housing Authority, as in past years, increasing the Chief Executive Officer's authority to add or transfer funds from \$50,000 to \$100,000 to align with delegated procurement levels.

Previous Related Action(s): The Housing Commission and the Housing Authority, approved similar delegation of budget authority on May 4, 1998, respectively, along with the adoption of the FY99 Budget.

CLOSED SESSION

It is anticipated that the San Diego Housing Commission will recess on Friday, April 23, 1999 into Closed Session with the following agenda:

I. Conference with Legal Counsel - anticipated litigation pursuant to Government Code Section 54956.9(c) and 54954.5(c):

(a) More than (1) matter.

II. 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

III. Adjournment of Closed Session.

IV. Announcement of action taken in Closed Session.

ADJOURNMENT

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

ECM:ra

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