



# SAN DIEGO HOUSING COMMISSION

# AGENDA

## AGENDA 396

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**SAN DIEGO HOUSING COMMISSION  
AGENDA FOR THE REGULAR MEETING  
JANUARY 12, 1998  
9:00 A.M.  
SAN DIEGO HOUSING COMMISSION  
SOLOMON CONFERENCE ROOM  
1625 NEWTON AVENUE  
SAN DIEGO, CALIFORNIA**

### **ITEMS**

**10    CALL TO ORDER**

**(Arthur, Dick, Macias, Nottley, Oxberry, 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 EXECUTIVE DIRECTOR**

**50 APPROVAL OF THE MINUTES**

Approval of the Minutes of December 8, 1998.

**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 HCR97-170 Funding for Countywide Credit Needs Assessment (Citywide)  
(CONTINUED FROM DECEMBER 8, 1997 MEETING)**

**Recommendation:** It is recommended that the Housing Commission authorize a one time expenditure of up to \$20,000 to assist in underwriting the costs of the proposed Countywide Credit Needs Assessment (Attachment 1 to the staff report), which will provide a comprehensive credit needs and access assessment that will serve to identify deficiencies in the reinvestment infrastructure, most specifically in the areas of affordable housing, consumer, and small business credit.

**Fiscal Impact:** This recommendation would authorize the expenditure of up to \$20,000 within budget parameters from the Programs and Policy Section's consultant line item.

**Previous Related Action(s):** On November 18, 1996, the Housing Commission unanimously approved a staff report titled "Recommended Policies & Actions to Encourage Affordable Housing", with a recommendation to undertake an update of the City's 1992 Credit Needs Assessment (CNA). On December 4, 1996, LU&H unanimously approved the same

staff report and directed staff to return with implementation and timeline recommendations. On April 9, 1997, LU&H approved implementation and timeline recommendations, including that related to the CNA update. The City-County Reinvestment Task Force recently voted to develop a comprehensive countywide credit needs and access assessment. The RTF Director was instructed to seek sources of funding to finance the completion of this credit needs assessment.

**101 HCR98-003 - Fiscal Year 1997 Audit Reports (Citywide)**

**Recommendation: Accept the Report on Audited Component Unit Financial Statements and Other Information, The Single Audit Reports, the project audits of the two State of California projects, the University Canyon project, and the Report to Management prepared by Calderon, Jaham & Osborn for the fiscal year ending June 30, 1997.**

**Fiscal Impact: The cost of performing the various audits for fiscal year 1997 was \$27,924.**

**Previous Related Action(s): On May 17, 1993, the Commission awarded five-year contract to Calderon, Jaham & Osborn to perform financial and single audits of the Housing Commission and project audits for the State of California (Report No. HCR93 139). On July 15, 1993, the Commission approved an amendment to this contract incorporating the review of the HUD financial statement package for the University Canyon Project (Report No. 93-198). On May 23, 1994, the Housing Commission approved a second amendment to this contract incorporating cost certifications on HUD Development projects (Report No. 94 28). Audit and management reports have been prepared and accepted by the Commission in each prior year.**

**CLOSED SESSION**

**It is anticipated that the San Diego Housing Commission will recess on Monday, January 12, 1998 into Closed Session with the following agenda:**

**Conference with Legal Counsel - existing litigation, pursuant to California Government Code Section 54956.9(a) and 54954.5(c):**

- (a) San Diego Housing Commission, a public agency vs. Creekside Villa Apartments, a California limited partnership; Barbara Barsky, an individual; Morley Barsky, an individual; Richard Kuebler, an individual; John B. Walsh, an individual; Trabajadores de la Raza, Inc., dba Casa Familiar, a California nonprofit public benefit corporation; and Does 1-50, inclusive San Diego Superior Court Case No.: 712828**

(b) San Diego Housing Commission, a public agency vs. Park Haven Apartments No. 1, a California general partnership; Parkhaven Apartments No. 2, a California general partnership; Park Haven Apartments No. 3, a California general partnership; Park Haven Apartments No. 1, Ltd., a California limited partnership; John B. Walsh, an individual, Elden E. Vanover, an individual; Joe Rosa, an individual; Diedrich & Vanover, a general partnership; Trabajadores de la Raza, Inc. dba Casa Familiar, a California nonprofit public benefit corporation; and Does 1-50, inclusive  
San Diego Superior Court Case No.: 712827

(c) San Diego Housing Commission, a public agency v. Delta Associates, a California General Partnership; Harvard S. Hurst, an individual; Daniel J. Chiarappa, an individual; Jan T. Chandler, an individual; and Does 1 through 20, inclusive  
San Diego Superior Court Case No.: 711155

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 Morris and/or Ron Novello for the San Diego Housing Commission

Employee Organization: Social Services Union, Local 535, SEIU, AFL CIO

## **ADJOURNMENT**