



SAN DIEGO HOUSING COMMISSION

AGENDA

AGENDA 380

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**SAN DIEGO HOUSING COMMISSION
AGENDA FOR THE REGULAR MEETING
MARCH 10, 1997
9:00 A.M.
CITY ADMINISTRATION BUILDING
202 C STREET, 12TH FLOOR
SAN DIEGO, CALIFORNIA**

ITEMS

10 CALL TO ORDER

(Akili, Arthur, Dick, Macias, Oxberry, Tumminia, and Nottley)

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 February 19 and February 24, 1997.

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 HCR97-037 - Predevelopment Loan Request for The Association for Community Housing Solutions (TACHS) (District 7)

Recommendation - It is recommended that the Commission approve an unsecured loan for predevelopment activities for Reese Village, a nineteen-unit complex to house adults living independently with mental illness.

Fiscal Impact - The proposed predevelopment loan is for \$49,500. Permanent financing for the project was recommended by the Housing Trust Fund Board of Trustees in the amount of \$355,000. The proposed predevelopment loan would be folded into the permanent loan, which will be brought to the Housing Commission for consideration as a separate item.

101 HCR97-004 (Supplemental) - Capacity Building Program for Nonprofit Housing Developers

Recommendation No. 1 - It is recommended that the Capacity Building Program include financial assistance consisting of Predevelopment Assistance, Developer's Fees, Asset Management Fees, and Shared Residual Receipts as described in this Report and in HCR97-004.

Recommendation No. 2 - It is further recommended that the Capacity Building Program include technical assistance as described in this Report.

Fiscal Impact - None with these actions. The FY97 Housing Trust Fund Implementation Strategy includes \$400,000 for nonprofit capacity building activities. Of this amount, it is anticipated that the program could fund eight predevelopment loans/grants at a total cost of approximately \$344,000 and make \$56,000 available for technical assistance activities. To date in FY97, \$20,000 has been spent on technical assistance in the form of partial subsidy of the LISC training program.

102 HCR97-017 (Supplemental) - Selection of Development Team for Skyline Drive and Woodman Street Site (Council District 4)

Recommendation: That the Housing Commission consider the public testimony taken at a Special Meeting of the Housing Commission on February 19, 1997, make the selection of a development team, and authorize the Executive Director, with General Counsel's guidance, to enter into an exclusive negotiation with the selected team and negotiate a Development and Disposition Agreement (DDA). Staff would return to the Commission and to the Housing Authority for review and approval of the DDA.

Fiscal Impact: None with this action. On March 22, 1994, the Housing Authority approved the commitment of approximately \$370,000 of HOME Program funds for the acquisition and development of the subject property. Future fiscal impact will be based on the agreement negotiated.

CLOSED SESSION

It is anticipated that the San Diego Housing Commission will recess into Closed Session with the following agenda:

- I. Conference with Legal Counsel - existing litigation, pursuant to California Government Code Section 54956.9(b):**
 - a. San Diego Housing Commission v. Francois Sulic
San Diego Superior Court Case No.: 706292**
 - b. Hosdaa, CBPS, Ira Brooks, Glennetta Hughes, Diane Le Blanc, Princella Woods, Willie Woods, Benjamin Cofey, Pearl Morton, Clyde Finley, Gwendolyn Thomas, Annie Wright, Thelma Johnson, and Does 1-1000, individually, and on behalf of all others similarly situated v. Pete Wilson, San Diego Housing Commission, et al.
United States District Court Case No.: 97CV0133J (JFS)**

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II. 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

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