



SAN DIEGO HOUSING COMMISSION

AGENDA

AGENDA 395

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**SAN DIEGO HOUSING COMMISSION
AGENDA FOR THE REGULAR MEETING
DECEMBER 8, 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, 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 *Revised Minutes of October 13, 1997.*

Approval of the Minutes of November 17, 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 **HCR97-163 - San Diego Housing Commission 1998 Meeting Schedule**

Recommendation: Approve a schedule of meeting dates for calendar 1998.

Fiscal Impact: None with this action.

101 **HCR97-164 - Revise and Approve University Canyon Lease and Occupancy Plan (District 5)**

Recommendation: It is recommended that the Housing Commission approve the revisions as proposed and authorize the Executive Director to forward the revised Lease and Policy to the Los Angeles area office.

Fiscal Impact: None.

Previous Related Action(s): The last revisions to the Lease and Occupancy Policy were reviewed and approved by the Board on July 15, 1993.

102 **HCR97-170 - Funding for Countywide Credit Needs Assessment (Citywide)**

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.

103 **HCR97-169 - Community Reinvestment Plans from Borrego Springs Bank, Comerica Bank of California, San Diego National Bank, and Union Bank of California (Citywide)**

Recommendation: It is recommended that the Housing Commission recommend that the City Council, pursuant to Council Policy 900-9, accept specific Community Reinvestment Act (CRA) Plans from Borrego Springs Bank, Comerica Bank of California, San Diego National Bank, and Union Bank of California.

Fiscal Impact: No impact with this action.

Previous Related Action(s): On June 23, 1997 the Housing Commission approved continued financial support of the City-County Reinvestment Task Force. The Housing Commission and County of San Diego in partnership funded the Reinvestment Task Force's FY98 budget of \$80,000.

104 **HCR97-174 - Public Hearing Regarding Proposed Bond Issuance by California Statewide Communities Development Authority for Rio Vista Apartments (District 8)**

Recommendation: It is recommended that Housing Commission recommend that the City Council hold a public hearing ("TEFRA" hearing) with respect to the proposed issuance of up to \$14.5 million of tax-exempt mortgage revenue bonds by California Statewide Communities Development Authority (CSCDA), a statewide joint powers authority, to finance the acquisition and rehabilitation of the 161-unit Rio Vista Apartments located at 1120 San Ysidro Boulevard by Steadfast McCord, LLC in order to obtain public input regarding the same.

Fiscal Impact - None. The issuance of bonds for the project will not financially obligate the City, the Housing Authority or the Housing Commission because the bonds will be issued by CSCDA, a statewide joint

powers authority acting as a separate legal entity. The developer will pay a \$2,000 fee to the Housing Commission for costs associated in preparation of the requested action.

Previous Related Action(s) - None.

105 HCR 97-167 - Application for FY99 Community Development Block Grant (CDBG) Funds (Citywide)

Recommendation: It is recommended that the Housing Commission authorize the Executive Director to:

- a. **Apply to the City for 20 percent of the City's FY99 Community Development Block Grant (CDBG) funds;**
- b. **Execute a contract with the City for the amount allocated to the Commission and any additional amount which the Commission may be asked to administer on the City's behalf; and**
- c. **Execute contracts, approved by Counsel, with other agencies receiving CDBG allocations which the City Manager may ask the Commission to administer.**

Fiscal Impact: CDBG funds are an essential source of operating revenue for a number of the Commission's programs and for carrying out unfunded and under-funded mandates, such as administering the Consolidated Plan. Since the amount which the Commission receives may be substantially different from the amount requested, it is not possible to evaluate the fiscal impact at this point in the allocation process.

106 HCR97-171 - APPEAL OF LOAN COMMITTEE ACTION - 848 Plaza Cuernavaca Way (Council District 4)

Recommendation: It is recommended that the Housing Commission uphold Loan Committee's denial of the \$25,000 Share Equity Loan and \$3,000 Downpayment Assistance Grant to Leandro and Dina Marie Arevalo for the purchase of the property located at 848 Plaza Cuernavaca Way.

Fiscal Impact: The \$25,000 loan and \$3,000 grant funds, which had been reserved for the Arevalo's, would be made available for other eligible first-time homebuyers.

Previous Related Action(s): On November 14, 1994, the Housing Commission adopted the Housing Program Lending Authority Policy No. 600.101. On November 18, 1997, Loan Committee voted 3-3 to approve the subject loan application; without a majority vote, the loan application was denied.

107 HCR97-166 - Offer to Purchase 4058 National Avenue (District 4)

Recommendation: It is recommended that the Housing Commission recommend that the Housing Authority:

- a) **Accept the offer by Bayview Community Development Corporation of \$160,000 to purchase the six-unit apartment building at 4058 National Avenue, contingent on receiving a management plan from the purchaser that is approved by Housing Commission.**
- b) **Provide additional funds for expenses totaling \$15,960 for: 1) A Developer's Fee of \$6,400; 2) Capitalized Operating Reserves of \$7,560; and 3) Escrow Closing Costs of \$2,000.**
- b) **Provide a purchase money first trust deed in the amount of \$175,960 which includes the purchase price and all expenses.**
- c) **Authorize the Executive Director to execute the documents necessary to complete the transaction.**

Fiscal Impact: Approval of the recommended actions would result in the expenditure of \$15,960 in Fiscal Year 1998 Housing Trust Fund monies.

Previous Related Action(s): On April 17, 1995, the Housing Commission recommended acceptance of title to property located at 4058 National Avenue and the expenditure of HOME Program funds to rehabilitate project. On June 19, 1995, the Housing Commission recommended award of a \$168,300 contract to HAR Construction, Inc. Subsequently, the Housing Authority approved both actions.

108 HCR97-173 - Proposed FY98 Budget Revision (Citywide)

Recommendation: It is recommended that the Housing Commission recommend to the Housing Authority the following revisions in the Fiscal 1998 (FY98) Budget:

- (1) **Additions/Deletions of revenue sources netting \$2,969,605; and**
- (2) **Net Additions of carryover funds totalling \$7,415,267; and**
- (3) **Internal transfers of funding among budget lines. These changes will be accomplished by the transfer of funds within the budget and will not change the total budget.**

Fiscal Impact: Approval of this action will result in an overall budget increase of \$10,383,872 in the current budget from \$104,272,910 to \$114,656,782.

Previous Related Action(s): On April 29, 1997, the Housing Authority approved the FY98 Budget in the amount of \$101,246,234. Subsequent budget amendments (detailed in Attachment 2 of the staff report) have increased the budget by \$3,026,676 to \$104,272,910.

109 **HCR97-172 - Additional Funding for the 1997/98 Winter Shelter Program for the Homeless (Citywide)**

Recommendation: It is recommended that the Housing Commission authorize, subject to Housing Authority approval, the Executive Director to execute the revised Memorandum of Understanding (Attachment 1) with the City of San Diego which provides an additional \$205,000 for the FY98 Winter Shelter Program for the Homeless, for a total contribution of \$450,000.

Fiscal Impact: \$245,000 was approved by the Housing Commission on November 3, 1997. On November 24, 1997, the City Manager requested an additional \$205,000. In order to comply with the City's request, it will be necessary to transfer \$205,000 from Litigation Reserves to Loans and Grants in the Housing Finance and Development activity of Funding of Affordable Housing Services. AC 98-96 would be revised to incorporate the full FY98 funding in the amount of \$450,000. The Litigation Reserves would be restored through carryover funding to the original \$300,000 level as part of the FY98 Budget Revision report, which is on this agenda.

Previous Related Action(s): At its meeting of November 3, 1997, the Housing Commission approved \$245,000 to partially underwrite the FY98 Winter Shelter Program. On November 18, 1997, the Housing Authority approved the Commission's increased FY98 contribution. At its meeting of November 24, 1997, City Council adopted Resolution R-98-572 which declared a winter shelter emergency within the City of San Diego and recommended modifications to the Winter Shelter Program.

110 **HCR97-161 - Action Setting Executive Director's Compensation (Citywide)**

Recommendation: It is recommended that the Housing Commission set the Compensation Package for the Executive Director of the Commission as forth in the staff report, retroactive to July 1, 1997.

Fiscal Impact: The budget for Fiscal Year 1998 provides the funds to allow for the change in the compensation package to the Executive Director as referenced in the staff report.

Previous Related Action(s): The Executive Director was hired by action of the Housing Authority of the City of San Diego on August 2, 1994. Pursuant to that Resolution an Employment Contract between the Executive Director and the Housing Authority was entered into on September 6, 1994, and remains in full force and effect.

CLOSED SESSION

It is anticipated that the San Diego Housing Commission will recess on Monday, December 8, 1997 into Closed Session with the following agenda:

I. Public Employee Performance Evaluation - pursuant to Government Code Sections 54954.5(e) and 54957:

Title: Executive Director

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

(a) **D. Bradley Crowe vs. Robert Brewer, aka Jerry Smith; Guy LaFrance; J. Ziegler; and d. Glazewski**

United States District Court Case No.: 97-CV-0508-BTM(AJB)

(b) **San Diego Housing Commission, a public agency v. TNT Equity Partners, Inc.; and 1 through 20, inclusive**

San Diego Superior Court Case No. 707898

(c) **San Diego Housing Commission and the Housing Authority of the City of San Diego vs. State of California; Department of Transportation; and Does 1 through 50, inclusive**

San Diego Superior Court Case No.: 705157

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

(a) **More than (1) matter.**

ADJOURNMENT