

AGENDA



AGENDA 352

**SAN DIEGO HOUSING COMMISSION
AGENDA FOR THE REGULAR MEETING
JANUARY 22, 1996
9:00 A.M.
COUNCIL COMMITTEE ROOM (12TH FLOOR)
202 C STREET
SAN DIEGO, CALIFORNIA**

ITEMS

10 **CALL TO ORDER**
(Akili, Arthur, Dick, Macias, and Ybarra)

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 (3) 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**

- Report from the Vacant Properties Task Force.

50 **APPROVAL OF THE MINUTES**

Approval of the Minutes of the Meeting of January 8, 1996.

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 **1996 San Diego Housing Commission Board Meeting Schedule (HCR96-014)**

Recommendation - Adopt the proposed calendar for 1996 San Diego Housing Commission Board Meetings.

101 **Conversion of Dwelling Unit to Nondwelling Use (Council District 1) (HCR96-006)**

Recommendation - Request approval from HUD to convert one dwelling unit to nondwelling use at the El Camino Real location.

Fiscal Impact - It is anticipated that approximately \$337 per month in income will be lost as a result of this conversion. No relocation costs are required as the unit is not currently occupied; minimal physical conversion costs are anticipated.

102 **Contract Amendment with San Diego Youth and Adult Coalition (District 8) (HCR96-021)**

Recommendation - Amend contract with San Diego Youth and Adult Coalition to increase the compensation to \$74,222 and change the expiration date of the contract to January 31, 1996, to provide educational and diversionary services at various public housing sites in San Ysidro.

Fiscal Impact - The Comprehensive Grant 704 youth diversionary services account will be utilized to fund the contract amendment.

103 **Request by The Bishop's School for a Variance from Payment of the City's Housing Impact Fee (HCR96-017)**

Recommendation - Grant the request from The Bishop's School for a Low Employee Density Variance from payment of the City's Housing Impact Fee of \$11,432.

Fiscal Impact - Refund of \$11,432 in fees to support Housing Trust Fund activities.

104 **Acquisition/Rehabilitation Loan to San Diego Neighborhood Housing Services (Council District 3) (HCR96-018)**

Recommendation - Approve a loan of \$182,000 from HOME funds to San Diego Neighborhood Housing Services to acquire and rehabilitate the property at 3565 Van Dyke Street and authorize Executive Director to execute documents.

Fiscal Impact - Approval of this recommendation will result in the expenditure of \$182,000 in HOME Community Housing Development Organization (CHDO) funds.

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105 **Mercedes Hills Project: 1118 Camino Regalado (Council District 8) (HCR96-013)**

Recommendation - Do not exercise the option to purchase 1118 Camino Regalado and allow the owner to sell the property. If the sale is canceled, it is recommended that the Commission protect its investment by proceeding with the Trustee's Sale.

Fiscal Impact - If the Housing Commission does not exercise its option and the property is sold as expected, the Housing Commission would recapture \$36,099 of the \$37,227 principal investment and all advances totaling \$18,716.

106 **Amend the FY96 Budget (HCR96-020)**

Recommendation - Recommend that the Housing Authority amend the FY96 Budget by transferring \$342,499 in HOME funds, previously allocated for the rehabilitation of the Van Dyke Apartments, back to the loans program from which they were taken.

Fiscal Impact - The Development Division's Allocated Reserves for Loans and Grants would be reduced by \$342,499 with a commensurate increase in the Division's Loans and Grants line item in the FY96 Budget.

107 **Linda Vista First-Time Homebuyer Program (Council Districts 5 & 6) (HCR96-019)**

Recommendation - Accept \$209,000 in Low & Moderate Income Housing Set-Aside funds, including a ten percent administration fee, to establish the Linda Vista First-Time Homebuyer Program; execute an Agreement with the City Redevelopment Agency to administer the Linda Vista First-Time Homebuyer Program; recommend to the Housing Authority to approve a FY96 budget amendment to increase Development Division's Loans & Grants line by \$209,000 to reflect additional revenue to support the Linda Vista First-Time Homebuyer Program.

Fiscal Impact - Up to \$20,900 in administrative fees will be generated to the Housing Commission. It is estimated that this amount will fully reimburse administrative costs.

ADOPTION AGENDA - DISCUSSION/ACTION

[Items may be pulled from the Consent Agenda by Commissioners or members of the public for discussion.]

CLOSED SESSION

- I. Conference with Legal Counsel - existing litigation, pursuant to California Government Code Section 54956.9(a):
- a. San Diego Housing Commission, a public agency; and Housing Authority of the City of San Diego, a public agency; 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, Inclusive San Diego Superior Court Case No.: 680684

 - b. Eastrich Multiple Investor Fund, L.P., a Delaware Limited Partnership vs. Westwood-Walsh Partnership, a California general partnership; Westwood Villas Development, a California limited partnership; John B. Walsh; Resolution Trust Corporation as Conservator or Receiver for Heartland Savings & Loan Association, a California corporation; San Diego Housing Commission, a public agency; Thomas F. Carter; Max A. Stewart; David Arris and Janet Arris, husband and wife; Billy Ray Kreder; Robert McCabe and Pauline McCabe, husband and wife; Robert Rehm and Ethel Rehm, husband and wife; Walsh-Westwood No. 1, Ltd., a California limited partnership; Trabajadores De La Raza, Inc., a California public benefit corporation; and Does 3-30 inclusive San Diego Superior Court Case No.: 676248

ADJOURNMENT

NOTICE TO THE PUBLIC
INFORMATIONAL REPORTS
RELEASED ON JANUARY 12, 1996

The following informational reports have been issued to the Housing Commission Board and are available to the public. Please contact the Community Relations office of the Housing Commission to get a copies of these reports.

- Award of Contract for Insurance Broker (HCR95-232)
- Report on FY96 Reserves (HCR95-236)

For information contact:

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