

AGENDA



AGENDA 366

**SAN DIEGO HOUSING COMMISSION
AGENDA FOR THE REGULAR MEETING
JUNE 17, 1996
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 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 (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**

50 **APPROVAL OF THE MINUTES**

Approval of the Minutes of the Meeting of June 3, 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 **Authorization to Submit Application for Funding Under the Family Unification Program (Citywide) (HCR96-109)**

Recommendation - Submit an application to HUD to apply for 50 Section 8 Rental Assistance Certificates under the Family Unification Program and execute all documents to receive funding.

Fiscal Impact - None with this action. However, should this application be funded, the Commission will receive approximately \$385,000 in rental assistance annually and \$30,000 in administrative fees. The Annual Contributions Contract would be for a two-year period.

101 **Third Amendment to the Agreement with the Access Center of San Diego (Citywide) (HCR96-102)**

Recommendation - Execute a third amendment to the Agreement with the Access Center of San Diego, in the amount of \$24,588, for the provision of housing assistance and placement services to people with disabilities, during FY97.

Fiscal Impact - Expenditure of \$24,588 from FY97 funds to administer the program for a four-year total of \$98,352.

102 **Agreement with ElderHelp of San Diego to Provide Shared Housing Services (Citywide) (HCR96-103)**

Recommendation - Execute an Agreement with ElderHelp of San Diego to provide \$76,150 in support of the Shared Housing Program.

Fiscal Impact - \$76,150 funded by Local Funds from the Housing Finance & Program Administration Division, Research & Policy Development Section budget.

103 **Support for the Legislation to Preserve At-Risk Affordable Housing (Citywide) (HCR96-112)**

Recommendation - Recommend to the City Council to support legislation to fund the continued affordability of federally financed housing units, at-risk of reverting to market rate rents, through the provision of HUD subsidies as described in staff report.

Fiscal Impact - None with this action.

104 **Loan Modifications (Citywide) (HCR96-032) Supplemental**

Recommendation - Adopt a policy regarding modifying the terms on Housing Commission loans that are, or are in danger of becoming, financially unstable.

Fiscal Impact - None with this action.

105 **Default Refunding of \$6,000,000 Housing Authority of the City of San Diego Multifamily Mortgage Revenue Bonds 1989 Issue B (Creekside Village Apartments) (District 4) (HCR96-110)**

Recommendation - Recommend Housing Authority authorization to issue up to \$6 million of multifamily housing refunding bonds to refinance the 144-unit Creekside Village Apartments located at 4685 Nogal Street; approve the financing team.

Fiscal Impact - Approval of the default refunding by the Housing Authority will result in an early retirement of the existing fixed rate bonds at their par value (face value plus accrued interest) and issuance of new refunding bonds at a lower variable rate of interest. The refunding and sale of the new bonds would not financially obligate the City, the Housing Authority or the Housing Commission. All costs of the refunding, including compensation for the financing team members and staff in preparing the refunding will be borne by the project owner.

The Housing Commission currently receives no compensation for the administration of this bond issue. Under the refunding bonds, the annual administrative fee will be \$5,000 starting in year 4.

ADOPTION AGENDA - DISCUSSION/ACTION

[Additional 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 vs. Sinh Pham, an individual: Nahn Thi Nguyen, an individual: My Tan Nguyen, an individual
San Diego Superior Court Case No. 699738
 - b. John Luke, an individual; and Janice Luke, an individual vs. San Diego Housing Commission
San Diego Superior Court Case No. 696086

- c. San Diego Housing Commission, a public agency, and Housing Authority of the City of San Diego, a public agency vs. Shell Oil Company, a Delaware Corporation; Household Manufacturing, Inc., a Delaware Corporation; Wallace Murray Corporation, a Delaware Corporation; U.S. Brass Corporation, a Delaware Corporation; Eljer Manufacturing, Inc., a Delaware Corporation; Western Plastic & Rubber Company, dba Wesflex Manufacturing, a California Corporation.
Case No.: 695574
- d. Melvin Shapiro v. San Diego Housing Commission
San Diego Superior Court Case No. 700251
- e. San Diego Housing Commission, a public agency v. Lee Cao, an individual, also known as Lynh Le Cao and Lynh Thien Cao; Diep Nguyen, an individual; Thanh Nguyen, an individual; and Does 1 through 100, inclusive
San Diego Superior Court Case No. 691845
- f. San Diego Housing Commission, a public agency vs. John Mann, an individual; Sue Mann, an individual; and Does 1 through 10, inclusive
San Diego Superior Court Case No.: 693292 [Consolidated Case o. 693293]
- g. Lisa Price vs. Betsy Morris, in her official capacity as Director of the San Diego Housing Commission, The San Diego Housing Commission, a public corporation
San Diego Superior Court Case No. 693859

II. Conference with Legal Counsel - anticipated litigation. Initiation of litigation pursuant to California Government Code Section 54956.9(c):

- 1. One (1) matter.

III. Conference with Real Property Negotiator - pursuant to California Government Code Section 54954.5(b):

Property: 7143,7159 and 7161 Faye Avenue, La Jolla, CA 92037

Negotiating Parties: San Diego Housing Commission and The Pennbrook Company

Under Negotiation: Price, terms of payment, or both

ADJOURNMENT