

AGENDA



AGENDA 367

**SAN DIEGO HOUSING COMMISSION
AGENDA FOR THE REGULAR MEETING
JULY 8, 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 Joint Housing Commission/Planning Commission meeting of April 8, 1996 and the Housing Commission Meeting of June 17, 1996.

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
 - h. Barbara Moffitt v. San Diego Housing Commission
San Diego Superior Court Case No. 699210
 - i. San Diego Housing Commission v. 2801 Investors, a California limited partnership, M.S. Investments II, a general partnership, John R. Nisbet, Milo P. Saling, Dixieline Lumber Company, Maintenance Warehouse/America Corporation, and Does 3 through 100, inclusive.
San Diego Superior Court Case No. 659748
and

San Diego Housing Commission v. Saling/Calvert Glass
Hawaii Circuit Court Case No. 95-0070(2)

- 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

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 **Lease of 252 16th Street (Council District 8) (HCR96-080)**

Recommendation - Recommend Housing Authority approval of a ten-year lease agreement, with renewal options, to lease the vacant lot at 252 16th Street to William G. Ayyad for development of a parking lot for Pacifica Villas tenants.

Fiscal Impact - Revenues of \$10 for the basic lease term and potential revenues of \$15 for the option periods.

102 **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.

103 **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.

104 **Support for the Regional Task Force on the Homeless (RTFH) and Employment Assistance Program for the Downtown Homeless in Lieu of Continuing Support for the Neil Good Day Center for the Homeless (RTFH - Citywide; Employment Assistance Program - District 8) (HCR96-115)**

Recommendation - Execute a Memorandum of Understanding with the City of San Diego allocating a total of \$127,000 to partially underwrite the costs incurred in operating a) the Regional Task Force on the Homeless (\$30,000) and b) the Episcopal Community Services (ECS) Employment Assistance Program for the Downtown Homeless (\$97,000) during FY97.

Fiscal Impact - Funding for the Regional Task Force on the Homeless and the ECS Employment Assistance Program, if approved, would utilize \$127,000 in FY97 funds earmarked for support of the Neil Good Day Center. The City has committed \$127,000 in Emergency Shelter Grant funds to cover Neil Good Day Center operations for FY97 and has requested the Housing Commission provide substitute funding for the above-mentioned alternate homeless activities. If approved, there would be a net \$300 increase in FY97 expenditures to fund these programs.

105 **Trustee's Sale - 3859-61 47th Street (HCR96-114)**

Recommendation - Allow the Trustee's Sale to proceed without Housing Commission participation.

Fiscal Impact - It is anticipated that some or all of the rehabilitation loan funds and expenses will be recovered through a deficiency judgment under Code of Civil Procedures Section 580d.

106 **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.

107 **Allocation of Funds for Housing Trust Fund Rehabilitation Program (Citywide) (HCR96-119)**

Recommendation - Accept the recommendation from the Housing Trust Fund Board of Trustees to allocate \$500,000 to the Housing Commission Rehabilitation Program for rehabilitation of owner-occupied single-family properties (1 to 4 units) and mobilehomes. Approval of this recommendation would result in two program changes: add single family grants (increasing service to very-low income homeowners) and emphasize mobilehome grants over loans.

Fiscal Impact - Approval of this recommendation will result in the commitment of all funds allocated by the Housing Trust Fund FY96 Implementation Strategy for the Housing Trust Fund Rehabilitation Program.

108 **Housing Trust Fund FY96 First-Time Homebuyer Request for Proposals: Awards Recommendations (Citywide) (HCR96-120)**

Recommendation - (1) Recommend Housing Authority approval to allocate \$300,000 of the Housing Trust Fund's FY96 First-Time Homebuyer Program as follows:

- 1) Provide a \$100,000 loan to San Diego Neighborhood Housing Services for second trust deeds to first-time homebuyers through Home Ownership Opportunity Program; and
 - 2) Allocate \$200,000 to the Housing Commission's Community Partners Program, which will provide shared equity second trust deeds to first-time homebuyers purchasing properties in the City's designated Livable Neighborhoods.
- (2) Recommend Housing Authority approval of a budget amendment to the FY97 budget to increase Development's Loans and Grants line by \$180,000 and the Reserves by \$20,000 to reflect the additional revenue to support the Community Partners Program.

Fiscal Impact - Approval of these actions will result in the commitment of all First-Time Homebuyer Program funds allocated by the Housing Trust Fund FY96 Implementation Strategy (\$300,000).

109 **Approval of Broker for Sale of Fay Avenue Site (Council District 1) (HCR96-118)**

Recommendation - Execute a contract with Russell Elrod of Prudential California Realty, subject to review and approval of General Counsel, for the sale of the Fay Avenue site.

Fiscal Impact - None with this action. However, future sale of the site may yield up to \$1.9 million as appraised, less any associated sales commissions and closing costs.

110 **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 No gal 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 with a 2 percent prepayment premium 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.]

ADJOURNMENT

**NOTICE TO THE PUBLIC
INFORMATIONAL REPORTS
RELEASED TO THE PUBLIC**

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 copy of these reports.

- Third Quarter FY96 Equal Opportunity Status Report (HCR96-092)
- Status of Loan Portfolio (HCR96-081)
- Third Quarter FY96 Report on Award of Contracts in the amount of \$5,000 to \$49,999 (HCR96-083)
- Fiscal Year 1996 Quarter 3 Program Progress Report (HCR96-111)
- Third Quarter FY96 Budget Status Report (HCR96-113)

For information contact:

Tim O'Connell, Community Relations Office
San Diego Housing Commission
1625 Newton Avenue
San Diego, CA 92113
(619) 525-3704