



Good Neighbors

San Diego  
Housing Commission

# MINUTES

**MINUTES OF THE REGULAR MEETING  
OF THE HOUSING AUTHORITY  
CITY OF SAN DIEGO, CALIFORNIA  
TUESDAY, FEBRUARY 16, 1999**

Present: Chair Golding, Members Kehoe, Mathis, McCarty, Stevens, Stallings, Vargas, Warden, Wear.

## **CALL TO ORDER**

Chair Golding called the meeting to order at 11:20 a.m.

## **PUBLIC COMMENT**

There were no requests for public comment.

## **CONSENT AGENDA**

### **MOTION BY MCCARTY TO APPROVE THE FOLLOWING ITEMS ON CONSENT:**

**1 APPROVAL OF THE MINUTES**

Approval of the Minutes of the Meeting of January 19, 1999.

**2 HCR99-006 - Revocable Grant to Stepping Stone of San Diego, Inc. for the Construction of a 28-bed Residential Recovery Group Home (Council District 3)**

**Recommendation No. 1:** It is recommended that the Commission recommend Housing Authority approval of a \$513,067 revocable grant to finance the construction of Stepping Stone's 28-bed residential recovery group home with a minimum of 12 beds to be set aside on a priority basis for persons diagnosed with HIV/AIDS.

**Recommendation No. 2:** It is recommended that the Housing Commission agree to subordinate its current second position acquisition loan on the property (in the amount of \$95,333) to a short-term construction loan.

**3     HCR99-002 - Issuance of Housing Revenue Bonds for the Mayberry Apartments (District 4) - (THIS ITEM IS A COMPANION ITEM TO CITY COUNCIL ITEM NO. 332 ON TODAY'S CITY COUNCIL DOCKET)**

**Recommendation:** It is recommended that the Housing Authority:

- 1)     Approve a bond inducement resolution in the amount of approximately \$4,200,000 for the acquisition and rehabilitation of the Mayberry Apartments located at 4328-4490 Mayberry Street (District 4) by Southwest Summit Crest, L.P. (Attachment 1 to HCR99-002); and
- 2)     Approve an application to the State for an allocation of bond issuing authority for the acquisition and rehabilitation of the Mayberry Apartments, subject to approval a HOME/Housing Trust Fund loan of up to \$670,000 (Item No. 4 on today's agenda is a companion item to this item and addresses the Housing Commission loan referenced herein).

**4     HAR99-001 - Loan to Southwest Crest, L.P., for the Acquisition and Rehabilitation of Mayberry Apartments (Council District 4)**

**Recommendation:** It is recommended that the Housing Authority approve a 3 percent residual receipts loan of up to \$670,000, secured by a second trust deed, to Southwest Summit Crest, L.P., for the acquisition and rehabilitation of Mayberry Apartments, a 70-unit apartment complex located at 4328-4490 Mayberry Street.

**5     CCR-99-001 - Issuance of Housing Revenue Bonds for North Park Properties (Council Districts 4 and 7) - (THIS ITEM IS A COMPANION ITEM TO CITY COUNCIL ITEM NO 331 ON TODAY'S CITY COUNCIL DOCKET)**

**Recommendation:** It is recommended that the Housing Authority approve a bond inducement resolution and application to the State for an allocation of bond issuing authority in the approximate amount of \$10,000,000 to finance the acquisition and rehabilitation of the 166-unit multifamily rental North Park Properties project located at 2 scattered sites by North Park Partners, L.P.

**6     HCR99- 002 - Issuance of Housing Revenue Bonds for the Winona Gardens Apartments and The St. Regis Park Apartments (Council Districts 7, 8)**

**Recommendation :** It is recommended that the Housing Authority approve a bond inducement resolution for the following two proposed bond issuances:

- 1)     Approximately \$8,500,000 for the construction of the 119-unit St. Regis Park Apartments project to be located at 12th Avenue and Market Street

(District 8) by St. Regis Park Apartments, L.P. (Attachment 2 to HCR99-002); and

- 2) Approximately \$2,450,000 for the acquisition and rehabilitation of the 68-unit Winona Apartments located at 3810 Winona Avenue (District 7) by Community Housing of North County (Attachment 3 to HCR99-002).

**SECOND BY WEAR.**

**MOTION CARRIED UNANIMOUSLY BY A VOTE OF 9-0, WITH ALL MEMBERS BEING PRESENT.**

**ADJOURNMENT**

Chair Golding adjourned the meeting at 11:30 a.m.