

# HOUSING AUTHORITY AGENDA

AGENDA 515

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HOUSING AUTHORITY  
OF THE CITY OF SAN DIEGO  
REGULAR MEETING  
TUESDAY, MARCH 23, 1999  
COUNCIL CHAMBERS - 12TH FLOOR  
202 C STREET  
SAN DIEGO, CALIFORNIA  
11:00 A.M.

CALL TO ORDER

PUBLIC COMMENT

At this time individual(s) may address the Housing Authority on any subject in its area of responsibility on any matter not presently pending before the Authority. Communications are limited to three (3) minutes. Pursuant to the Brown Act, no discussion or action shall be taken by the Authority. Please fill out a **SPEAKER REQUEST FORM** and submit it to the secretary prior to the meeting.

**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**. This item will then be discussed separately and public testimony taken.

**1 APPROVAL OF THE MINUTES**

Approval of the Minutes of the Meeting of February 16, 1999.

**2 HCR99-029 — Labor Council Contract for CommunityWORKS Program (Council Districts 3, 4 and 8)**

**Recommendation:** It is recommended that the Housing Commission recommend that the Housing Authority authorize the Chief Executive Officer to execute a contract agreement with the San Diego Imperial Counties Labor Council for \$235,500.

**Fiscal Impact:** This contract is within the already approved budget for the Resident Services Operation of the Self-Sufficiency Activity for the CommunityWORKS program. This is the third contract with the Labor Council for an aggregate amount of \$367,785.

The following funds have been reserved for the contract before you today:

Certificate No:	99-181
Amount:	\$235,500
Revenue Source:	Governor's 15% Project Funds
Division:	Housing Services
Line Item:	Contract Costs

**Previous Related Action(s):** On September 21, 1998, the Housing Commission ratified the grant application and amended the budget to include the \$1,439,057 Governor's 15% Special Project grant award. Five CommunityWORKS contracts were approved by the Board on November 9, 1998.

**3     HCR99- 030 — Financial Assistance to Community Housing of North  
County     (CHNC) for the Acquisition and Rehabilitation of 3810 Winona  
Avenue**  
**(Council District 7)**

**Recommendation No. 1:** It is recommended that the Housing Authority take the following action:

1.     Approve a loan to CHNC in the amount of up to \$2,100,000 for the acquisition and rehabilitation of 3810 Winona Avenue, subject to the following conditions:
  - a.     That the Commission retain foreclosure rights under an FHA-financed first position loan;
  - b.     That CHNC use the Commission's Fair Housing consultant services;
  - c.     That the Housing Commission funds are to be the last funds drawn for the proposed rehab work unless this creates a conflict with another lender, in which case the Commission will negotiate the pay-out of its funds;
  - d.     Commitment of all other permanent funding sources prior to loan funding; and
  - e.     CHNC will notice and receive prior approval from the Housing Commission of any changes in property management.

In addition, staff recommends that the conditions to the \$2,100,000 loan commitment be met by no later than June 30, 2000.

2.     Recommend that the Chief Executive Officer be authorized to approve relocation payments to two households which will be in excess of \$25,000 each.

**Recommendation No. 2:** It is recommended that the Housing Authority approve an application to the State for an allocation of bond issuing authority for the acquisition and rehabilitation of Winona Apartments, subject to the Housing Commission recommending a HOME/Housing Trust Fund loan of up to \$2,100,000.

**Fiscal Impact:** Loan: Approval would result in the expenditure of up to \$2,100,000 in HOME funds, plus \$15,000 of HOME funds in the form of a Project

Support Grant. Bond: Approval of the resolutions does not commit the Housing Authority to issue bonds. Should the issuance of bonds for the projects be authorized in the future under a separate action by the Housing Authority, the bonds would not financially obligate the City, the Housing Authority or the Housing Commission because security for the repayment of the bonds will be limited to specific private revenue sources identified under the respective financings. All costs of the financings, including compensation for staff work in preparing and administering the bonds will be borne by the participating developers.

Funds for this purpose were reserved as follows:

Certificate No.:	99-158
Amount:	\$2,100,000
Revenue Sources:	HOME @ \$2,100,000
Division:	Housing Finance
Line Item:	Loans

**Previous Related Actions:** On December 15, 1998 the Loan Committee recommended approval of a funding reservation of up to \$2,100,000; on January 22, 1999 the Housing Commission approved a funding reservation of up to \$2,100,000; the financing team for the proposed Winona Apartments bond issuance was approved at the January 22, 1999 Housing Commission meeting; on February 16, 1999, the Housing Authority approved a bond inducement Resolution for this project; on February 23, 1999, the Loan Committee recommended approval of a loan of up to \$2,100,000, with conditions attached, recommended the CEO to make two relocation payments in excess of \$25,000 each, and approved a Project Support Grant of \$15,000 for the project. This item was approved by the Housing Commission on March 5, 1999.

## ADJOURNMENT