

AGENDA 502

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**HOUSING AUTHORITY  
OF THE CITY OF SAN DIEGO  
REGULAR MEETING  
TUESDAY, MARCH 17, 1998  
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.

Approval of the Minutes of the Meeting of February 17, 1998.

**2     HAR98-005 - Issuance of Housing Revenue Bonds for President John Adams Manor and Bridgeport Properties (Council Districts 3,4,5,7)**

**Recommendation:** It is recommended that the Housing Authority and the City Council take the initial steps toward the issuance of tax-exempt revenue bonds to finance the acquisition and rehabilitation as follows:

1. Approximately \$10,884,275 for the 300-unit President John Adams Manor Apartments project located at 5471 Bayview Heights Place by John Adams Limited Partnership (Attachment 1 of the Housing Commission staff report); and
2. Approximately \$17,500,000 for 461-unit Bridgeport Properties located at approximately fifty-three scattered sites by Bridgeport Properties Limited Partnership (Attachment 2 of the Housing Commission staff report).

**Fiscal Impact:** None. 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.

**Previous Related Action(s):** This item was approved by the Housing Commission at its meeting of February 23, 1998.

**3     HCR98-017 - Section 457 Deferred Compensation Plan Revision (Citywide)**

**Recommendation:** Authorize the Executive Director to implement modifications to the San Diego Housing Commission Section 457 Deferred Compensation Plan to include the following:

Required Changes

- 1) Provide automatic future increases in the deferral limit for cost of living adjustment, 2) comply with Conforming Equitable Distribution

Orders for former spouses and dependents, 3) amend group annuity contract to protect assets of the Plan.

Optional Changes

- 4) Amend Normal Retirement from age 65 to age 62 to correspond with the Housing Commission's Pension Plan, 5) retain provision for in-service distribution for unforeseeable emergency, 6) retain provision permitting 457 Plan to Plan transfers, and 7) allow a one-time delay in payment of benefits from previous employee-selected benefit commencement date.

**Fiscal Impact: None.**

**Previous Related Action(s):** This item was approved by the Housing Commission on February 9, 1998.

**4 HCR98-016 - Sale of 1334 Seventh Avenue (Council District 2)**

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

- a) Acceptance the offer of \$150,000 submitted by San Diego Interfaith Housing Foundation (SDIHF) and assign the Month-to-Month Tenancy Agreement for Parking Purposes between the Housing Commission and the United Educational Institute (UEI) to SDIHF as the lessor.
- b) A counter-offer to Home Quest regarding the loan terms as further described in the staff report, which, if accepted, will be held as a back-up in the event that the primary offer does not result in purchase of the subject property.
- c) The Executive Director to execute the documents necessary to complete the transaction.

**Fiscal Impact:** Sale of the property for \$150,000 would result in a net gain of approximately \$181,300 (including net rental income from July 1993 through May 1998).

**Previous Related Action(s):** This item was approved by the Housing Commission at its meeting of February 9, 1998.

**5 HCR98-004 - Open Meetings and Public Records Policy (Citywide)**

**Recommendation:** That the Housing Authority approve adoption of a revised Open Meetings and Public Records Policy to establish local guidelines to implement the California Public Records Act and the Ralph M. Brown Act (also known as the Open Meetings Law).

**Fiscal Impact:** None with this action. The fees proposed in the Policy will partially offset the cost of providing copies of agenda packets and public records to members of the public.

**Previously Related Action(s):** This amendment was approved by the Housing Commission at its meeting of February 23, 1998.

**6 HCR98-018 - Amendment to Agreement for Legal Services with Detisch & Christensen (Citywide)**

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

HOUSING AUTHORITY MEETING OF  
March 17, 1998

proposed contract amendment and authorize the Executive Director to amend the FY98 budget accordingly.

**Fiscal Impact:** Approval of this action will increase the Contract Compensation for legal services with Detisch & Christensen for FY98 by \$200,000. Transfer of \$200,000 of local funds from litigation reserves to Rental Housing Development, Construction Services, Loan Portfolio Servicing and Occupancy Monitoring and Rental Assistance. This action will reduce litigation reserves to \$100,000.

**Previous Related Action(s):** On June 10, 1997, the Housing Authority authorized an agreement for legal services with Detisch & Christensen for the period July 1, 1997 through June 30, 1999 at an hourly rate of \$90.00. This item was approved by the Housing Commission on February 9, 1998.

**ADJOURNMENT**

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