

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

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

CALL TO ORDER

Chair Golding called the meeting to order at 12:05 p.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 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).

COUNCILMEMBER MCCARTY INDICATED SHE WOULD VOTE FOR APPROVAL OF THIS ITEM SUBJECT TO REVIEW BY THE LAND USE AND HOUSING COMMITTEE PRIOR TO ISSUANCE OF BONDS FOR DISCUSSION REGARDING DISPLACEMENT AND RELOCATION CONCERNS RELATED TO CURRENT RESIDENTS.

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.

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.

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).

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

Recommendation: It is recommended that the Housing Authority approve the proposed contract amendment and authorize the Executive Director to amend the FY98 budget accordingly.

SECOND BY WARDEN.

MOTION CARRIED UNANIMOUSLY ON A VOTE OF 9-0.

ADJOURNMENT

Chair Golding adjourned the meeting at 12:16 p.m.