

**MINUTES OF THE REGULAR MEETING  
OF THE HOUSING AUTHORITY  
CITY OF SAN DIEGO, CALIFORNIA  
JANUARY 28, 1997**

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

**CALL TO ORDER**

Mayor Golding called the meeting to order at 10:20 a.m.

**PUBLIC COMMENT**

There were no requests for public comment.

**CONSENT AGENDA**

**MOTION BY WARDEN TO APPROVE THE FOLLOWING ITEMS ON CONSENT:**

- 1 Approval of the Minutes of December 10, 1996**
- 2 Modification of For-Profit Rental Property Rehabilitation Program (Citywide) (HCR96-175)**

**Recommendation** - Approve the Housing Commission's recommended prototype for-profit rental property rehabilitation program targeted to Livable Neighborhoods and Enterprise Community Areas which involves the modification of rehabilitation loan terms and conditions as outlined in staff report.

**Fiscal Impact** - The prototype program would be limited to the expenditure of \$350,000 of federal HOME Investment Partnerships funds designated for multi-family rehabilitation in the FY97 Housing Commission budget.

**Previous Related Action** - The Housing Commission approved this item at its meeting of October 28, 1996 by a unanimous vote of 6-0. This item was heard and unanimously approved by Land Use and Housing on November 20, 1996.

RICHARD BROWN OF THE SAN DIEGO APARTMENT ASSOCIATION ADDRESSED THE AUTHORITY AND INDICATED THAT HE GENERALLY IS IN SUPPORT OF THIS ITEM. HOWEVER, MR. BROWN COMMENTED THAT THE PROPOSAL PRESENTED IN THE STAFF REPORT IS VERY RESTRICTIVE AND, AS SUCH, HE

DOES NOT FIND IT WORKABLE. MR. BROWN STATED THAT HE WOULD WORK WITH STAFF AND PROVIDE RECOMMENDATIONS WHICH WOULD ENCOURAGE GREATER UTILIZATION OF THIS PROGRAM.

CHAIR GOLDING DIRECTED THAT THIS ITEM BE REFERRED BACK TO LAND USE AND HOUSING FOR FURTHER DISCUSSION.

**3 Offer to Purchase 3979 Boston Avenue (Council District 8) (HCR97-007)**

**Recommendation** - Authorize the following actions related to 3979 Boston Avenue:

1. Accept the offer of \$52,000 submitted by Tracy L. Wolfe.
2. Make a counter offer of \$51,000 to Pascual Talaro and, if accepted, hold as back-up in the event the primary offer does not result in purchase of the subject property.
3. Authorize the Executive Director to execute all documents necessary to complete the sale.

**Fiscal Impact** - Sale of the property for \$52,000 would result in a net loss of approximately \$5,400.

**Previous Related Action** - The Housing Commission adopted this item on Consent at its meeting of January 13, 1997 by a unanimous vote of 7-0.

**4 Offer to Purchase 2904 Clay Avenue (Council District 8) (HCR97-006)**

**Recommendation** - Accept the offer by Jesus and Lucia Herrera of \$88,000 to purchase the property located at 2904 Clay Avenue, and

- a) Provide a shared equity loan of \$16,720 to facilitate the aforementioned purchase; and
- b) Authorize the Executive Director to execute the documents necessary to complete the transaction.

**Fiscal Impact** - Sale of the property for \$88,000 would result in the recovery of the rehabilitation loan funds and expenses, plus net proceeds of approximately \$5,600.

**Previous Related Actions** - The Housing Commission adopted this item on Consent at its January 13, 1997 meeting by a vote of 7-0.

**5. Proposed FY97 Budget Revision (HAR96-012)**

**Recommendation** - Approve the following revisions in the Fiscal Year 1997 (FY97) Budget:

- (1) Additions/Deletions of revenue sources netting \$4,355,923;
- (2) Net additions of carryover funds totalling \$9,488,725;
- (3) Internal transfers of funding among budget lines. These changes will be accomplished by the transfer of funds within the budget and will not change the total budget.

**Fiscal Impact** - Approval of this action will result in an overall increase of \$13,844,648 as outlined in the staff report.

**Previous Related Actions** - On May 28, 1996, the Housing Authority approved the FY97 Budget in the amount of \$94,201,041. Subsequent budget amendments detailed on Attachment 1 of the staff report have increased the budget by \$258,888 to \$94,459,929. This FY97 budget revision was approved by the Housing Commission on November 18, 1996 by a vote of 6-0 and by the Land Use and Housing Committee on December 4, 1996 by a unanimous vote of 3-0.

**6. Shelter + Care (S+C) Program Implementation with Project Sponsor, St. Vincent de Paul Village at 32-17th Street (Council District 8) (HCR96-206)**

**Recommendation** - Authorize the Executive Director of the Housing Commission to implement the 1995 U.S. Department of Housing and Urban Development (HUD) Shelter Plus Care funding award of \$995,400, and enter into a contract with Project Sponsor, St. Vincent de Paul Village, as specified in the grant application.

**Fiscal Impact** - Would expend \$995,400 in S+C Grant funds. Rental assistance funds in the amount of \$915,768 will be disbursed to the Project Sponsor; with up to 8% of the grant amount (\$79,632) of administrative funds divided equally between the Project Sponsor and the San Diego Housing Commission for the ten-year grant term.

**Previous Related Actions** - The Housing Commission approved this action at its meeting on December 9, 1996, on a vote of 6-0.

7. **Revision to Housing Commission's FY97 Budget - RE: "PLAZA ARIZONA" (Council District 3) (HCR97-011)**

**Recommendation 1:** Approve a revision increasing the Commission's FY97 Budget by \$455,000 (\$430,000 of HOME funds and \$25,000 of local funds) of additional revenue from the Sale of Plaza Arizona condominiums, with the additional funds to be distributed as follows: \$100,000 for additional Plaza Arizona costs, as shown in Attachment 1 of the report, and \$355,000 for reserves.

**Recommendation 2:** That the Housing Commission approve and recommend Housing Authority approval for the Executive Director to negotiate an extension to the Commission's contract with Mesa Realty to continue Mesa's services until all Plaza Arizona condominiums are sold, but not to exceed six months.

**Fiscal Impact:** Approval will increase the Commission's budget by \$455,000 from \$108,364,577 to \$108,819,577, and the Plaza Arizona project budget by \$100,000 from \$4,303,381 to \$4,403,381.

**Previous Related Actions** - The Housing Commission Board recommended Housing Authority approval on January 13, 1997 by a unanimous vote of 7-0.

8. **Selection Preferences for the Section 8, Public Housing and University Canyon Waiting Lists (Citywide)**

**Recommendation** - Adopt the Waiting List Task Force's recommendation and revise the administrative policies which change the order of applicant selection for the Section 8, Public Housing, and University Canyon Waiting Lists as outlined in Attachment 1 of the Housing Commission staff report HAR97-001.

**Fiscal Impact** - Although the actual fiscal impact is not known at this time, Alternative 1 will cost approximately \$24,000 more to implement than the other alternatives.

**Previous Related Actions** - The Housing Commission Board recommended Housing Authority approval on January 13, 1997 by a unanimous vote of 7-0. On January 15, 1997 Land Use and Housing approved the recommendation by a vote of 3-2.

**9. Revisions to First-Time Homebuyer Programs (Citywide) (HCR96-176)**

**Recommendation No. 1** - Approve the Housing Commission's recommendation to use up to 20 percent of the allocated \$200,000 for Downpayment Assistance Grants by homebuyers earning no more than 100 percent of area median income.

**Recommendation No. 2** - Accept the Housing Trust Fund recommendation to broaden the Housing Our Police (HOP) program of shared equity loans to include any lower income first time homebuyer wishing to purchase a home in one of the identified Livable Neighborhoods.

**Fiscal Impact** - None.

**Previous Related Actions** - The Housing Commission Board approved these recommendations at its meeting of October 28, 1996 by a unanimous vote of 6-0. On January 15, 1997 this item was heard by the Land Use and Housing Committee and approved on Consent by a vote of 5-0.

**SECOND BY WEAR**

**MOTION CARRIED ON A 9-0 VOTE, WITH THE FOLLOWING EXCEPTIONS NOTED:**

**ITEM #6 - THE VOTE ON THIS ITEM WAS 8-1, WITH VARGAS VOTING NO.**

**ITEM #7 - THE VOTE ON THIS ITEM WAS 8-1, WITH MCCARTY VOTING NO. ITEM**

**#8 - THE VOTE ON THIS ITEM WAS 7-2, WITH KEHOE AND STEVENS VOTING NO.**

**ADJOURNMENT**

Mayor Golding adjourned the meeting at 10:31 a.m.