

**MINUTES OF THE REGULAR MEETING
OF THE HOUSING AUTHORITY
CITY OF SAN DIEGO, CALIFORNIA
TUESDAY AUGUST 12, 1997**

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 10:20 a.m.

PUBLIC COMMENT

There were no requests for public comment.

CONSENT AGENDA

MOTION BY STALLINGS TO APPROVE THE FOLLOWING ITEMS ON CONSENT:

- 1 Minutes of the Meeting of July 22, 1997.
- 2 **HCR97-107 - Administration of Section 8 Vouchers and Certificates for At Risk Housing Developments (Council Districts 4 & 8)**

Recommendation: It is recommended that the Housing Authority accept a one-year, 423 unit allocation of Section 8 Vouchers and Certificates to provide Section 8 assistance to the occupants of President John Adams Manor and the Seaward Arms Apartments and authorize the Executive Director to amend the budget and execute all necessary documents.

- 3 **HCR97-116 - Bond Inducement Resolution for The Bluffs Apartments (Council District 6)**

Recommendation No. 1: It is recommended that the Housing Commission recommend Housing Authority approval of a bond inducement resolution and an application to the California Debt Limit Allocation Committee for an allocation of bond issuing authority to finance the acquisition and rehabilitation of the project by Essex Bluffs, L.P., a subsidiary of Essex Property Trust, Inc., a publicly traded Real Estate Investment Trust.

Recommendation No. 2: It is recommended that the Housing Commission approve Litten Financial Consulting and Kosmont and Associates (MBE - 30 percent), financial advisor; Orrick, Herrington & Sutcliffe and Williams & Gilmore (MBE - 20 percent), bond counsel; and Newman and Associates, Inc. and M.R.Beal & Company (MBE - 20 percent), bond underwriter, as members of the financing team.

4 **HAR97-009 - Award of Construction Contract for the Replacement of Fencing at Various Public Housing Sites (Council Districts 1, 3, 5, 6 & 8)**

Recommendation: It is recommended that the Housing Authority approve the award of contract to Lightning Fence Co. and authorize the Executive Director to execute the contract and expend the emergency contingency, if necessary.

SECOND BY WEAR.

MOTION CARRIED ON A 9-0 VOTE.

ACTION AGENDA

5 **HAR97-008 - Response to 1996-97 County Grand Jury Report: *Improving Low Income Housing Practices (Citywide)***

Recommendation: That the Housing Authority accept and forward to the Presiding Judge of the San Diego County Superior Court the proposed response.

Chair Golding requested that Executive Director Elizabeth Morris outline the corrections made to the Section 8 program and the efforts made to rectify the overpayments to landlords.

Ms. Morris provided a brief synopsis of changes implemented by the Housing Commission to resolve the overpayment situation.

MOTION MADE BY WARDEN TO ACCEPT THE PROPOSED RESPONSE TO THE GRAND JURY AND THAT STAFF PERFORM RANDOM RENT CHECKS ON ENTIRE RENT ROLLS OF LANDLORDS ON THE SECTION 8 PROGRAM.

SECOND BY STEVENS.

MOTION CARRIED ON A 8-0 VOTE, WITH STALLINGS BEING ABSENT.

ADJOURNMENT

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