

HOUSING AUTHORITY MINUTES

**TUESDAY, APRIL 2, 2002 SPECIAL MEETING
202 C STREET, 12TH FLOOR
CITY OF SAN DIEGO, CALIFORNIA**

ATTENDANCE

Mayor Murphy and council members Wear, Atkins, Stevens, Maienschein, Frye, Madaffer and Inzunza. Council member Peters was absent.

CALL TO ORDER

Chair Murphy called the meeting to order at 11:40 a.m.

PUBLIC COMMENT

None.

ADOPTION AGENDA

ITEM 1 APPROVAL OF THE MINUTES

Approval of the minutes of the special meeting of March 19, 2002.

A MOTION TO APPROVE THE MINUTES WAS CARRIED ON A UNANIMOUS VOTE OF 8-0, WITH DISTRICT 1 ABSENT.

ITEM 2 HCR02-011 – Award of Contract for Replacement of Roof and Application of Stucco at One Public Housing Site (Council District 8)

Recommendation No. 1: Approve the request of Leo's A-C Inc., to withdraw its bid in accordance with the applicable provision of the public contracting code.

Recommendation No. 2: Approve an award of contract in the amount of \$299,000 to Stevens Construction for the removal and replacement of roof and application of stucco color coat at 2005-2065 Alaquinas Drive.

A MOTION TO APPROVE THIS ITEM WAS CARRIED ON A UNANIMOUS VOTE OF 8-0, WITH DISTRICT 1 ABSENT.

ITEM 3 HCR02-020 – Award of Contract for Bathroom and Kitchen Upgrades and Site Improvements at One Public Housing Site (Council District 1)

Recommendation: Approve a recommendation to award a construction contract to Famaia Construction Inc., in the amount of \$536,610, for bathroom and kitchen upgrades and site improvements at 4055-4083 Pulitzer Place.

Council member Stevens reiterated his desire that contractors hire more minority employees, particularly African-Americans, and he requested the Chief Executive Officer provide additional information with respect to the ethnic composition of Housing Commission contractors.

A MOTION TO APPROVE THIS ITEM WAS CARRIED ON A UNANIMOUS VOTE OF 8-0, WITH DISTRICT 1 ABSENT.

ITEM 4 HCR02-019 – Multifamily Housing Revenue Bonds for Stonewood Garden Apartments (Council District 2) Note: companion report to City Council item number 331

Recommendation No. 1: Take initial steps to issue up to \$23 million in tax-exempt and taxable housing revenue bonds to finance the acquisition and rehabilitation of the 255-unit Stonewood Garden Apartments, located at 3839 Midway Drive, by Fairfield Residential LLC.

Recommendation No. 2: Approve Litten Financial Consulting as financial advisor and Stradling Yocca Carlson Rauth as bond counsel to begin work on the project.

Mel Shapiro asked if the current Section 8 tenants would be living in the restricted-rent or market-rate units, and he noted the report did not include essential financial information.

Council member Atkins expressed support for the bond issuance, and she requested clarification of the Housing Commission's position relative to Mr. Shapiro's concerns.

A MOTION TO APPROVE THIS ITEM WAS CARRIED ON A VOTE OF 7-1, WITH DISTRICT 4 VOTING NO AND DISTRICT 1 ABSENT. THE MOTION FURTHER DIRECTED THAT THE COMMISSION CLARIFY ITS RESPONSE TO PUBLIC COMMENTS ABOUT THE USE OF SECTION 8 VOUCHERS IN THE PROJECT.

ITEM 5 HAR02-002 – Multifamily Housing Revenue Bonds for Windwood Village Apartments (Council District 1) Note: companion report to City Council item number 332

Recommendation No. 1: Take initial steps to issue up to \$7.5 million in housing revenue bonds to finance the new construction of the 92-unit Windwood Village

Apartments, located in the southwest portion of Pacific Highlands Ranch, by Chelsea Investment Corporation.

Recommendation No. 2: Approve CSG Advisors, Inc., as financial advisor and Quint & Thimmig, LLP as bond counsel to begin work on the project.

Council member Atkins commended Chelsea Investment Corporation for increasing the supply of affordable housing in the city, and council member Stevens inquired about the ethnicity of the developer's employees.

A MOTION TO APPROVE THIS ITEM WAS CARRIED ON A UNANIMOUS VOTE OF 8-0, WITH DISTRICT 1 ABSENT.

ADJOURNMENT

Chair Murphy adjourned the meeting at 11:59 a.m.