



Good Neighbors

San Diego Housing Commission

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AGENDA 434

AGENDA

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Questions Regarding Agenda Items: For specific questions regarding any item on the Housing Commission agenda, please contact **Rob Albrecht at 525-3602**.

**SAN DIEGO HOUSING COMMISSION
AGENDA FOR THE REGULAR MEETING
CITY ADMINISTRATION BUILDING
FEBRUARY 25, 2000
9:00 A.M.
COUNCIL COMMITTEE ROOM
202 C STREET, 12TH FLOOR
SAN DIEGO, CALIFORNIA**

CLOSED SESSION

It is anticipated that the San Diego Housing Commission will recess into Closed Session on February 25, 2000, with the following agenda:

Public Testimony, if any, regarding Matter I

- I. Conference with Real Property Negotiator - pursuant to California Government Code Section 54954.5(b) and 54956.8:



Property: 650 Gateway Center Way, Suite D, San Diego,
CA 92102; 1625 Newton Avenue, San Diego,
CA 92113; 9541 Ridgehaven Court, San Diego,
CA 92123

Negotiating Parties: Elizabeth Morris, Steve Mikelman, Steve Snyder
and Pat Duplechan for the San Diego Housing
Commission

Under Negotiation: Terms and Price

II. Conference with Legal Counsel - anticipated litigation pursuant to
Government Code Section 54956.9(a) and 54954.5(c):

a) Melvin Shapiro v. City of San Diego and San Diego Housing
Commission
Court of Appeal Case No. D031673

b) San Diego Housing Commission, a public agency; and Housing
Authority of the City of San Diego, a public agency vs. Industrial
Indemnity Company of the Northwest, a Washington corporation;
Industrial Indemnity, an unknown entity; Crum & Forster Corporation,
a New Jersey corporation; Crum & Forster Insurance Risk
Management Accounts, an unknown entity; and Does 1 through 10
San Diego Superior Court Case No. 680684
Court of Appeal Case No. D027060

c) Rosa Carrion (Erding) v. Department of Housing (SDHC)
San Diego Superior Court Case No. GIC 741598

III. Conference with Legal Counsel - anticipated litigation pursuant to
Government Code Section 54956.9(c) and 54954.5(c):

a) More than one (1) matter.

IV. Public Employee Performance Evaluation, pursuant to Government Code
Section 54957(e):

Title: Chief Executive Officer

V. Conference with Labor negotiator – pursuant to California Government
Code Section 54957.6:

Agency Negotiator: Steve Mikelman, Pat Duplechan and Kadee Gonzalez for the San Diego Housing Commission

Employee Organization: Social Services Union, Local 535, SEIU, AFL-CIO

VI. Adjournment of Closed Session.

VII. Announcement of action taken in Closed Session.

ITEMS

10 CALL TO ORDER

(Arthur, Dick, Grinchuk, Hills, Oxberry, Steinke, and Tumminia)

20 PUBLIC COMMENT

At this time individual(s) may address the Commission on any subject in its area of responsibility on any matter not presently pending before the Commission. Communications are limited to three minutes. Pursuant to the Brown Act, no action can be taken by the Commission. Please fill out a SPEAKER REQUEST FORM and submit it to the secretary prior to the meeting.

30 COMMISSIONER COMMENTS

40 REPORT BY THE CHIEF EXECUTIVE OFFICER

50 APPROVAL OF THE MINUTES

Minutes of the February 4, 2000 Housing Commission 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. The item will then be discussed separately and public testimony taken.

100 HCR00-022 C Authorization to Renew Lease of Offices at Gateway Center (Council District 4)

Recommendation: Recommend Housing Authority approval of a two-year lease of Gateway Office facilities (approximately 5,514 square feet) located at 650 Gateway Center Way, effective June 7, 2000 through June 6, 2002.

Fiscal Impact: The rent cost for the leased space is \$4,136 per month for the two-year period. In addition, this amendment includes a Common Area Maintenance (CAM) cost capped at \$0.125 per square foot per month for the lease term.

Certificate of Funding Availability:

Certificate Nos.:	2000-195, 2001-098 and 2002-006
Amount:	\$115,806
Revenue Source:	Conventional, Reserves, Etc.
Division:	Housing Services
Line Item:	Rent

Previous Related Action(s): On January 18, 1990 (Report No. 90-007), the Board of Commissioners authorized the Executive Director to negotiate and enter into an agreement for approximately 6,400 square feet of additional office/warehouse space. On September 16, 1991 (Report No. 91-181), the Board authorized the Executive Director to execute a lease for approximately 1,650 square feet of additional office/ warehouse space at the Gateway Center. On April 19, 1993 (Report No. 93-116), the Board authorized the City Manager to execute a two-year renewal option for leased offices at the Gateway Center. On April 24, 1995, Report No. 95-053), the Housing Authority authorized the Executive Director to execute a five-year renewal option for leased offices at Gateway Center Way.

101 HCR00-027 C Contingent Loan to Bridge Housing Corporation–Southern California for the New Construction of Torrey Del Mar Apartments (Council District 1)

Recommendation No. 1: It is recommended that the Housing Commission approve a contingent three percent residual receipts loan up to the maximum amount of \$245,000 to the Bridge Housing Corporation-Southern California (BRIDGE-SC) to construct a new 112-unit affordable housing project in the Torrey Highlands, Subarea IV Planned Urbanized Area.

Recommendation No. 2: It is recommended that the Housing Commission approve a subordination and that the Chief Executive Officer be authorized to execute subordination documents as approved by General Counsel.

Fiscal Impact: Certificate of Funding Availability:

Certificate No.:	00-193
Amount:	\$245,000 HTF loan;
Revenue Source:	Housing Trust Fund Impact Fee
Division:	Housing Policy and Finance
Line Item:	Loans

102 THIS ITEM HAS BEEN PULLED

103 HCR00-0021 – TEFRA Hearing and Proposed Bond Issuance for Island Gardens Apartments (Council District 4)

Recommendation: It is recommended that the City Council hold a public hearing and approve the proposed issuance of bonds for the project located at 3545 Island Avenue by CSCDA on behalf of the City of San Diego.

Fiscal Impact: None. The issuance of bonds for the project will not financially obligate the City, the Housing Authority or the Housing Commission because the bonds will be issued by CSCDA, a statewide joint powers authority acting as a separate legal entity. The developer will pay a fee equal to 23 basis points (.23 per cent) of the amount of the bonds to the Housing Commission.

104 HCR00-026 – NeighborhoodWORKS Contract Revisions (Council Districts 3, 4 & 8)

Recommendation: That the Housing Commission recommend Housing Authority approval to restructure the NeighborhoodWORKS program to: 1) Amend contracts of three of the five collaborative partners (Chicano Federation, UPAC and SD Urban League) to decrease funding and service levels (Attachment 1 of staff report) and 2) authorize the Chief Executive Officer to execute a new contract with Comprehensive Training Systems, utilizing the deobligated funds to meet original serve levels (Attachment 2 of staff report).

Fiscal Impact: There is no fiscal impact for the Housing Commission. The impact on the subcontractors is as follows:

<u>Contractor</u>	<u>Original Contract</u>	<u>Amended Contract</u>
Chicano Federation	\$305,432	\$183,963
UPAC	\$376,560	\$315,274
San Diego Urban League	\$280,328	\$228,398

The decrease in contract funds to these three contractors is \$234,685 which will be awarded in a new contract to Comprehensive Training Services.

Previous Related Action(s): On November 30, 1998, the Housing Commission ratified the grant application to the San Diego Workforce Partnership and amended the budget to include the \$2,325,000 grant award. The Commission also authorized the Chief Executive Officer to execute agreements with the five collaborative partners.

105 HCR00-023 – Fiscal Year 1999 Audit Reports

Recommendation: It is recommended that the Housing Commission accept the Reports on Audited Component Unit Financial Statements and Other Information, the Single Audit Reports, the project audits of the two State of California projects and the University Canyon project, the cost certifications of three Comprehensive Grants and four Development funds, and the Report to Management prepared by the accounting firm of Calderon, Jaham & Osborn.

Fiscal Impact: The cost for performing the various audits for fiscal year 1999 was \$40,807.

Previous Related Action(s): On March 31, 1998, the City of San Diego awarded a five-year contract to Calderon, Jaham & Osborn that included in its scope of services performance of the financial and single audits of the Housing Commission and various project audits. The agreement was filed with the Officer of the City Clerk, San Diego, California (Document Number RR-289909).

106 HCR00-025 – City of San Diego’s FY2001 – FY2005 Consolidated Plan (Citywide)

Recommendation: it is recommended that the Housing Commission authorize distribution of the FY01-05 ConPlan for a 30-day public comment period, extending from February 28, to March 28, 2000.

Fiscal Impact: None with this action. However, without a final HUD-approved ConPlan, the City will be ineligible to receive approximately \$29 million in federal funds that support affordable housing and community/economic development activities in each of the 5 years covered by the ConPlan. The FY01-FY05 ConPlan serves as the FY01 application for those funds. Annual Plans will be developed for each of the four subsequent fiscal years: FY02-FY05.

Previous Related Action(s): City Council and HUD approved the City’s FY1996-FY2000 Consolidated Plan on May 3, 1995 and July 27, 1995, respectively. City Council and HUD subsequently approved each of the annual plans for FY97, FY98, FY99 and FY00.

ADJOURNMENT

ATTACHMENT: List of Informational Reports Released During Calendar Year 2000

