



Good Neighbors

San Diego Housing Commission

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AGENDA 435

AGENDA

Assistance for the Disabled: Agendas, reports and records are available in alternative formats upon request. To order information in Braille, oversized print or voice cassette tape, or to arrange for a sign language or oral interpreter for the meeting, please call the City Clerk's office at least five days prior to the meeting at **533-4000 (voice) or 236-7012 (TT)**.

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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
MARCH 17, 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 on Friday, March 17, 2000, at 9:00 a.m. into Closed Session with the following agenda:

Public Testimony, if any, regarding matter III.

I. Conference with Legal Counsel - existing litigation, pursuant to California 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
- II. Conference with Legal Counsel - anticipated litigation pursuant to Government Code Section 54956.9(c) and 54954.5(c):
 - (a) More than one (1) matter.
- III. Conference with Real Property Negotiator, pursuant to Government Code Section 54954.5(b) and 54956.8:
 - Property: Skyline/Woodman (vacant property owned by SDHC)
 - Negotiating Parties: Neal Arthur, Elizabeth Morris, and Pat Getzel for the San Diego Housing Commission; Carter Reese No. 10 LLC for prospective purchaser
 - Under Negotiation: Terms
- V. Public Employee Performance Evaluation, pursuant to Government Code Section 54957(e):
 - Title: Chief Executive Officer
- IV. 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

- V. Adjournment of Closed Session.
- VI. 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 25, 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 HCR00-031 C Amendment Extending Barrio Station Agreement (Council District 8)

Recommendation: It is recommended that the Housing Commission authorize the Chief Executive Officer to extend the Barrio Station Agreement for three months while a formal solicitation process is conducted.

Fiscal Impact: The three month extension will require \$12,600 in Public Housing Drug Elimination funds.

Certificate of Funding Availability:

Certificate No.:	00-198
Amount:	\$12,600
Revenue Source:	Comp Grant 708
Division:	Housing Services – Resident Services
Line Item:	Contract Costs

Previous Related Action(s): The Housing Commission approved the first contract with Barrio Station for \$57,000 for the period April 21, 1997 – January 20, 1998 at its meeting of April 21, 1997, HCR97-050. The Housing Commission approved a renewal of the Agreement at \$52,000 for the period January 26, 1998 – January 25, 1999 at its meeting of January 26, 1998, HCR98-008.

101 HCR00-030 C Five Year and Agency Plans

Recommendation: That the Housing Commission recommend Housing Authority approval of the Agency Plans and authorize the CEO to transmit the Plans to HUD.

Fiscal Impact: None with this action. However, Components 7 and 13 of the Annual Plan include information required for the release of Capital Funds (formerly titled Comprehensive Grant Program) and Public Housing Drug Elimination Program funds (formerly a competitive process). Funds will not be released for use by the Housing Commission until HUD receives and approves the Annual Plan.

Previous Related Action(s): On January 20, 2000, the Housing Commission released the Five Year and Annual Agency Plans for comment.

102 HCR00-033 – Disposition of Skyline/Woodman Property (Council District 4)

Recommendation: It is recommended that the Housing Commission authorize the Chief Executive Officer to grant a reasonable extension of the contingency period for the purposes set for in the staff report.

Fiscal Impact: None with this action.

Previous Related Action(s): On October 19, 1999, the Housing Authority authorized the Chief Executive Officer to execute a DDA with Carter Reese and Associates for the disposition and development of the Skyline/Woodman property.

103 HCR00-029 – FY2001 Budget Workshop – Discussion of Rehabilitation Program Priorities (Citywide)

Recommendation: To discuss the multifaceted approach currently used by Housing Rehabilitation staff to preserve decent, safe and affordable housing.

Fiscal Impact: Funding allocations for the FY2001 Housing Commission Housing Rehabilitation Program budget will be developed based on this budget discussion.

104 HCR00-032 – Resident Services Program Direction (Citywide)

Recommendation: The Housing Commission proceed in phases with the establishment of a Resident Services Corporation (RESIDENT SERVICES CORPORATION).

Fiscal Impact: The Housing Commission currently subsidizes resident services functions in the amount of approximately \$636,000 per year. The initial cost of establishing a non-profit is estimated to be \$80,000. Since the primary purpose for establishing a non-profit is to attract private charitable donations, this initial cost should be more than recouped, and Housing Commission funds would no longer be needed to administer resident services programs.

Previous Related Action(s): At the Housing Commission meeting of March 25, 1996, there was discussion regarding a Resident Services nonprofit corporation, but no action was taken.

ADJOURNMENT

ATTACHMENT: List of Informational Reports Released During Calendar Year
2000

INFORMATIONAL REPORTS ISSUED DURING CALENDAR YEAR 2000

REPORT #	REPORT NAME	DATE ISSUED
HCR99-139	First Quarter FY2000 Budget Status Report	01/05/00
HCR00-013	Notice of Settlement of Pending Litigation, Quarter 2 –FY2000	01/26/00
HCR00-016	Semi-Annual Equal Opportunity and Small Contracts Status Report for the First half of Fiscal Year 2000	02/23/00
HCR00-017	Second Quarter FY00 Budget Status Report	02/23/00
HCR00-120	Activity Performance Report – Quarter 2 FY00	02/23/00
HCR00-128	Status of Loan Portfolio Second Quarter Fiscal Year 2000	02/23/00