



Good Neighbors

San Diego Housing Commission

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AGENDA 440

AGENDA

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Assistive Listening Devices (ALDs): Are available from the City Clerk's Office prior to the meeting, and are to be returned at the end of the meeting.

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
JUNE 30, 2000
9:00 A.M.
COUNCIL COMMITTEE ROOM
202 C STREET, 12TH FLOOR
SAN DIEGO, CALIFORNIA**

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 June 9, 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 HCR00-067 — Request by Congregation Beth Israel of San Diego for a Variance From Payment of the City's Housing Impact Fee (Council District 1)

Recommendation: It is recommended that the Housing Commission grant a request from the Congregation Beth Israel of San Diego, located at 9001 Towne Center Drive for a Low Employee Density Variance and conditional relief of the City's Housing Impact Fee of \$41,661.44 and reduce the fee to \$23,244.16 under the low employee density variance provisions of the Housing Trust Fund Ordinance.

Fiscal Impact: The Housing Impact Fee collected for this project was calculated to be \$41,661.44. Approval of this recommendation will result in a refund of \$18,417.28 in Housing Impact Fees.

101 HCR00-069— Application under the Mainstream Housing Opportunities for Persons with Disabilities Program (Citywide)

Recommendation: That the Housing Commission authorize application to the U.S. Department of Housing and Urban Development (HUD) under the Mainstream Housing Opportunities for Persons with Disabilities. If the application is approved by HUD, it is recommended that the Housing Authority authorize the Chief Executive Officer to: 1) execute all documents necessary to receive funding for 75 rental assistance vouchers targeted to very low income persons with disabilities; and 2) revise the FY2001 Budget to reflect the new funding.

Fiscal Impact: None with this action. However, if awarded the full 75 vouchers, the Commission would receive approximately \$486,000 annually for a five-year period for both rental assistance and administrative costs associated with the program. Accordingly, the FY2001 Housing Commission budget would be revised to reflect an increase of \$435,942 under the Housing Services Rental Activity for the Rent to Owners line and an increase of \$50,058 for the Housing Services

Reserves Activity. The \$50,058 placed in Reserves would be available for administrative costs.

Previous Related Action(s): The Housing Commission's 1997, 1998, and 1999 applications under this program were not funded. Successful recipients were chosen through a lottery system.

102 HCR00-068 — Contract for Removal and Replacement of Cabinetry and Countertops at 2005-2065 Alaquinas Drive (Council District 8)

Recommendation: That the Housing Commission recommend that the Housing Authority award a construction contract to low bidder Lesicka Construction for removal and replacement of cabinetry and countertops in the amount of \$366,787 at one public housing site located at 2005-2065 Alaquinas Drive with a ten percent contingency (\$36,678) and, authorize the Chief Executive Officer to execute the contract (Attachment 1 to the staff report) and expend the contingency, if necessary.

Fiscal Impact: Funding for this contract is contained in the Comprehensive Grant Program CA 16-PO63-708 Budget. No local funds are required. Funding for this project is allocated as follows:

Certificate No:	00-252	\$366,787
Revenue Source:	Comprehensive Grant Program	
Division:	Housing Services, Construction Services	
Line Item:	Dwelling Improvements/1460	

103 HCR00-0063 — Contract with Occupational Training Services, Inc. for Computer Literacy (Citywide)

Recommendation: That the Housing Commission authorize the Chief Executive Officer to enter into an agreement with Occupational Training Services (OTS) for computer literacy and educational services at the Commission's Learning Opportunity Centers and, grant authority to expend the ten percent contingency, if necessary.

Fiscal Impact: Funds for this contract will come from grant funds which were competitively awarded to the Commission for this purpose.

Certificate No:	01-028
Amount:	\$107,520
Revenue Source:	Public Housing Drug Elimination Program Multifamily Housing Drug Elimination Program Capital Fund

Division: Housing Services – Resident Services
Line Item: Contract Costs

Previous Related Action(s): The Housing Commission authorized an application for \$305,800 in Public Housing Drug Elimination Program funds at its meeting of June 4, 1999. This application was successful for the ninth consecutive year. The Commission also authorized an application for \$125,000 in Multifamily Housing Drug Elimination Program funds at its meeting of June 4, 1999. This application was also successful for the fourth time since the beginning of the program. On June 2, 1997, the Housing Commission authorized execution of a contract with OTS to provide computer literacy services at four Learning Opportunity Centers for one year at an amount not to exceed \$99,000. That contract was subsequently amended and extended. On January 14, 2000, the Housing Commission approved an amendment to the OTS computer literacy contract extending its three months and providing an additional \$40,320.

104 HCR00-049 — Section 8 Administration Plan Revision (Citywide)

Recommendation: That the Housing Commission adopt the proposed revisions to the Section 8 Administrative Plan.

Fiscal Impact: Minimal with this action.

Previous Related Action(s): Revisions to the Section 8 Administrative Plan were approved by the Housing Commission on February 4, 2000. Policy changes for both Section 8 and Public Housing were approved by the Housing Commission on September 10, and November 19, 1999 and respectively adopted by the Housing Authority on October 19 and December 7, 1999.

105 HCR00-0066 — City of San Diego's FY1999-FY2004 Housing Element Update (Citywide)

Recommendation: Recommend City Council authorization for submittal of the Housing Element Update to State HCD, after incorporating a statement that staff will review specific policy recommendations of the Planning Commission to determine their feasibility and report back to City Council within 120 days. Attachment 2 of the staff report outlines six Planning Commission recommendations.

Fiscal Impact: None with this action. Housing assistance programs described are operational and funded on an annual basis.

Previous Related Action(s): On June 8, 2000, the Planning Commission considered the Housing Element Updated, recommended to Council its

submission to the State HCD, and provided several recommendations to the City Council that are included in Attachment 2 of the staff report.

106 HCR00-071 — Followup re: Affordable Housing Workshop (Citywide)

Recommendation: That the Housing Commission pursue the action described in the staff report HCR00-071

Fiscal Impact: No direct impact. If individual action were to result in a fiscal impact, those costs would be described when presented for Board consideration.

CLOSED SESSION

It is anticipated that the San Diego Housing Commission will recess on Friday, June 30, 2000, at 9:00 a.m. into Closed Session with the following agenda:

- I. Conference with Legal Counsel – existing litigation, pursuant to California Government Code Section 54956.9(a) and 54954.5(c):
 - (a) Hidden Valley Construction v. Housing Authority of the City of San Diego, a California public entity; San Diego Housing Commission, a California public entity
San Diego Superior Court Case No. 704467
- II. Conference with Legal Counsel – anticipated litigation, pursuant to Government Code Section 54956.9(c) and 54954(c):
 - (a) One (1) matter.
- III. Adjournment of Closed Session.
- IV. Announcement of action taken in Closed Session.

ADJOURNMENT

**LIST OF 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
HCR00-020	Activity Performance Report – Quarter 2 FY00	02/23/00
HCR00-128	Status of Loan Portfolio – Second Quarter Fiscal Year 2000	02/23/00
HCR00-035	Multifamily Bond Program – 1999 Annual Status Report	03/16/00
HCR00-046	Loan Funding and Default Status Report, Third Quarter – Fiscal Year 2000	05/19/00
HCR00-053	Third Quarter FY00 Budget Status Report	05/19/00
HCR00-059	Notice of Settlement of Pending Litigation, Quarter 3 FY2000 (Citywide)	05/19/00
HCR00-054	Activity Performance Report – Quarter 3 FY2000	05/19/00