



SAN DIEGO HOUSING COMMISSION

AGENDA

AGENDA 397 *MEETING CANCELLED DUE TO LACK OF QUORUM*

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)**.

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.

**SAN DIEGO HOUSING COMMISSION
AGENDA FOR THE REGULAR MEETING
JANUARY 26, 1998
9:00 A.M.
CITY ADMINISTRATION BUILDING
202 C STREET, 12TH FLOOR
SAN DIEGO, CALIFORNIA**

ITEMS

10 CALL TO ORDER

(Arthur, Dick, Macias, Nottley, Oxberry, 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 EXECUTIVE DIRECTOR

50 APPROVAL OF THE MINUTES

Approval of the Minutes of January 12, 1998.

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 HCR98-005 - Contract for Police Officers (Council Districts 3, 4, and 8)

Recommendation: It is recommended that the Housing Commission authorize the Executive Director to execute an agreement (Attachment 1 of the staff report) with the City of San Diego Police Department in the amount of \$50,000 to conduct community policing activities at public housing sites located in the City Heights East, City Heights West, Chollas View, Valencia Park, Lincoln Park, Nestor and San Ysidro public housing areas for a twelve month period.

Fiscal Impact: Funding for this agreement is included in the Public Housing Drug Elimination Grant Application of \$361,920 awarded to the San Diego Housing Commission on December 17, 1997.

Previously Related Action(s): On July 14, 1997, the Housing Commission approved submission of the Public Housing Drug Elimination Program grant application and the Housing Authority subsequently authorized submission of this application on July 22, 1997. The Housing Commission received notification of a grant award on December 9, 1997.

101 HCR98-008 - Contract for Educational and Diversionary Services (Council District 8)

Recommendation: It is recommended that the Housing Commission authorize the Executive Director to execute a contract agreement with Barrio Station for Educational and Diversionary Services for the period January 26, 1998 through January 25, 1999 without rebidding services.

Fiscal Impact: Funding for this contract is included in the Public Housing Drug Elimination Grant Application of \$361,920 awarded to the San Diego Housing Commission on December 17, 1997.

Previous Related Action(s): On July 14, 1997, the Housing Commission approved submission of the Public Housing Drug Elimination Program Grant application and Housing Authority subsequently authorized submission of this application on July 22, 1997. The Housing Commission received notification of a grant award on December 9, 1997.

102 HCR98-001 - Status Report for Loans Either Due and Payable or Reverting to Monthly Payments (Citywide)

Recommendation: It is recommended that the Housing Commission accept the Executive Director's report identifying all loans that will become due and payable during calendar year 1998, including loans that were deferred and are reverting to monthly payments.

Fiscal Impact: None with this report

Previous Related Action(s): On July 8, 1996, the Housing Commission recommended approval of the Housing Commission Loan Restructuring and Modifications Policy No. 600.104 and on September 17, 1996, the Housing Authority adopted the policy. On April 21, 1997, the Housing Commission accepted the Status Report for Loans Either Due and Payable or Reverting to Monthly Payments in Calendar 1997 (HCR97-043).

103 FY99 BUDGET WORKSHOP - HCR98-015 - Budget Document

Recommendation: It is recommended that the Board of Commissioners provide direction to staff regarding the FY99 Budget document and preparation schedule.

Fiscal Impact: None with this action.

104 FY99 BUDGET WORKSHOP - HCR98-013 - Rent Levels at Maya Apartments and Use of Maya Apartment Revenues

Recommendation 1: It is recommended that the Board authorize the Executive Director to increase the market rate units to the comparable rents of the area and survey the area each six months and maintain parity with the surrounding area rents.

Recommendation 2: Change the affordability of the 15 units currently affordable at the 60 percent median area income level to the 50 percent median area income. The change in affordability would be phased in as the 60 percent median area income units turn over and would not impact the existing total number of affordable units at the site.

Recommendation 3: Annually fund the replacement reserves by \$179,000 to fund the estimated capital improvement needs of the project.

Fiscal Impact: An initial 5.5 percent rent increase to the market rate units, equating to an average monthly increase of \$46 per unit and a total annual increase of \$49,790 is proposed. The next increase, to bring the rents in line with the market would follow approximately 6 months later.

The increase in affordability, by changing the 60 percent median area income units to 50 percent median area income units would cost approximately \$20,000 in annual foregone revenues.

The FY97 net cash flow of the project with a \$46,200 funding of the replacement reserves (the annual \$46,200 funding of the replacement reserves is a requirement of Home Savings, the first position lender) was approximately \$220,000. Fully funding the replacement reserves by \$179,000 would leave approximately \$87,000 in net cash flow to fund other affordable housing programs and projects.

Previous Related Action(s): The Housing Commission approved purchase of the Maya Apartments on May 15, 1995 (HCR 95-98), and the Housing Authority ratified the Commission's action on May 23, 1995.

105 FY99 BUDGET WORKSHOP - HCR98-011 - Discussion Regarding Private Management of Some Publicly Owned Rental Properties

Recommendation: It is recommended that the Housing Commission discuss the alternatives and provide direction regarding privatization of the management and maintenance of some publicly owned rental properties.

Fiscal Impact: If privatized, the FY99 Budget would reflect a modification of staff management and contract costs based on the alternative chosen. No significant cost difference is anticipated.

Previous Related Action(s): The Housing Commission approved purchase of the Maya Apartments on May 15, 1995 (HCR95-98), and the Housing Authority ratified the Commission's action on May 23, 1995.

On February 12, 1996 (HCR96-023), the Housing Commission directed the Executive Director to assume responsibility of the Maya Apartments for site management and maintenance using Housing Commission staff.

CLOSED SESSION

It is anticipated that the San Diego Housing Commission will recess on Monday, January 26, 1998 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) SDHC v. Home Park Village Apartments; Jonroe Properties
San Diego Municipal Court Case No.: 596769**
 - (b) SDHC v. San Diego Investors dba Harbor Ridge; JW Apartment Realty, Inc.
San Diego Municipal Court Case No.: 596767**
 - (c) SDHC v. Horizon Capital Group LP/Uptown Property Management; Joseph Daneshgar
San Diego Municipal Court Case No.: 596768**
 - (d) SDHC v. Gunner Mouritzen
San Diego Municipal Court Case No.: 596766**
 - (e) SDHC v. Jon Williams; Great Western; Ricardo Chantengco; Theresita Chantengco
San Diego Municipal Court Case No.: 597418**
 - (f) SDHC v. Patricia Coopridier
San Diego Municipal Court Case No.: 597419**
 - (g) SDHC v. Mountain View Service, Inc.; Horizon Capital Group L/P Uptown Property Management; General Electric Corporation; Fairfield Properties, Inc.; John Daneshgar
San Diego Municipal Court Case No.: 597420**
 - (h) SDHC v. Cinnamon Woods Apartments; Patricia Barba
San Diego Municipal Court Case No.: 597421**
 - (i) SDHC v. Jose Jimenez
San Diego Municipal Court Case No.: 596989**
 - (j) SDHC v. Glen Rufenach
San Diego Municipal Court Case No.: 596988**
 - (k) SDHC v. William Cogan, Jr.
San Diego Municipal Court Case No.: 597803**

- (l) **SDHC v. Virgil Rosenfeld**
San Diego Municipal Court Case No.: 597805
- (m) **SDHC v. Q Avenue II; Kathryn Schmedding; RGU Management; Robert Underwood**
San Diego Municipal Court Case No.: 5978000
- (n) **SDHC v. Oro Valle Apartments; David Zettel; Charlene Zettel; EMIF California Ltd.**
San Diego Municipal Court Case No.: 597799
- (o) **SDHC v. Jean Klauber; Parkview Robinson**
San Diego Municipal Court Case No.: 598054
- (p) **SDHC v. Ralph Wyer**
San Diego Municipal Court Case No.: 598053
- (q) **SDHC v. Great Western Bank; Phuc Doan**
San Diego Municipal Court Case No.: 598052
- (r) **SDHC v. Olivewood Garden Apartments**
San Diego Municipal Court Case No.: 598118
- (s) **SDHC v. Menlo Estates; Gregory Norcop**
San Diego Municipal Court Case No.: 598273
- (t) **San Diego Housing Commission, a public agency vs. Park Haven Apartments No. 1, a California general partnership; Parkhaven Apartments No. 2, a California general partnership; Park Haven Apartments No. 3, a California general partnership; Park Haven Apartments No. 1, Ltd., a California limited partnership; John B. Walsh, an individual, Elden E. Vanover, an individual; Joe Rosa, an individual; Diedrich & Vanover, a general partnership; Trabajadores de la Raza, Inc. dba Casa Familiar, a California nonprofit public benefit corporation; and Does 1-50, inclusive**
San Diego Superior Court Case No.: 712827
- (u) **Melvin Shapiro v. City of San Diego; San Diego Housing Commission**
San Diego Superior Court Case No.: 714981

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

- (a) More than (1) matter.

ADJOURNMENT