



# SAN DIEGO HOUSING COMMISSION

# AGENDA

AGENDA 399

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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.

**SAN DIEGO HOUSING COMMISSION  
AGENDA FOR THE REGULAR MEETING  
MARCH 9, 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**

**Minutes for the February 23, 1998 Meeting will be approved at the March 9, 1998 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 HCR98-029 - AIDS Foundation San Diego (AFSD) Contract Assumption Continuation and Status Report (Countywide)**

**Recommendation 1: It is recommended the Housing Commission authorize the following actions:**

**1) Continuance of the Housing Opportunities for People with AIDS (HOPWA)-funded tenant-based rental assistance program by the San Diego Housing Commission for an additional period not-to-exceed 15 months; and**

**2) Continuance of the Shelter Plus Care (S+C)-funded housing and support services by the San Diego Housing Commission for homeless persons with HIV for an additional period not-to-exceed 15 months.**

**3) Authorize the Executive Director to continue HOPWA funding of a staff position, for a period not-to-exceed 15 months, to perform responsibilities for the HOPWA tenant-based rental assistance program and the S+C program and authorize a temporary half-time clerical support position.**

**4) Authorize an amendment to the Housing Commission FY98 Budget to implement the staff and half-time support position for the 3 remaining months of this fiscal year by transferring funds in the amount of \$20,580 from HOPWA loans and grants to salaries benefits, mileage, training and travel. If approved, the remaining 12 months of HOPWA funding for these positions in the amount of \$81,918 will be included in the FY99 Budget, for a 15 month total amount of \$103,498.**

**Recommendation 2:** It is recommended that the Housing Commission authorize the transfer of a \$155,000 of HOPWA funds from Programs and Policy Rental Housing Financing and Investing in Affordable Housing Activity in Loans and Grants, to Programs and Policy Funding of Affordable Housing and Services Activity in Loans and Grants. Transfer will increase funding available for HOPWA tenant-based rental assistance beginning in fiscal year 1998 and carried out through fiscal year 1999, as recommended by the Joint City- County HIV Housing Committee.

**Fiscal Impact:** The additional \$155,000 in HOPWA funds assigned to tenant-based rental assistance will enable approximately 40 additional households to receive housing assistance beginning in FY98 and continued in FY99. Funds previously assigned to acquisition and rehabilitation will be transferred to this activity and such transfer will be reflected as an amendment to the Consolidated Plan. No new fiscal impact will be incurred for funds previously allocated to the contracts and activities requested for continuation.

**Previous Related Action(s):** On March 24, 1997, the Housing Commission approved the unilateral termination, and authorized the assumption and transfer of contracts and agreements, with AFSD pursuant to AFSD's declaration of bankruptcy in February 1997.

**101 HCR98-028 - Award of Construction Contract for Phase II of Various Improvements at the University Canyon Housing Development (Council District 5)**

**Recommendation:** That the Housing Commission approve the award of contract to Precise Construction Management and authorize the Executive Director to execute the contract (Attachment 1) and expend the contingency.

**Fiscal Impact:** Funding for this contract is contained in the University Canyon Extraordinary Maintenance budget.

**Previous Related Action(s):** On May 13, 1997, the Housing Authority approved the FY98 Budget which includes funding for this project.

**102 HCR98-022 - Community Reinvestment Plans from Grossmont Bank and Home Savings of America (Citywide)**

**Recommendation:** It is recommended that the Housing Commission recommend City Council acceptance of the San Diego-specific Community Reinvestment Plans from Grossmont Bank, and Home Savings of America, which have been approved by the City-County Reinvestment Task Force.

**Fiscal Impact: No impact with this action. Funding for RTF activities is contained in the Housing Commission's annual budget.**

**Previous Related Action(s): On December 8, 1997 and on February 17, 1998, the Housing Commission and the City Council, respectively approved four San Diego-specific Community Reinvestment Plans - Borrego Springs Bank, Comerica Bank of California, San Diego National Bank, and Union Bank of California. This brings the total number of approved plans for the Task Force to nine.**

**103 FY99 BUDGET WORKSHOP - HCR98-032 - Process Improvements Program Status Report (Citywide)**

**Recommendation - Select areas for Process Improvement review to be conducted during FY99.**

**Fiscal Impact - None with this action. Any future fiscal impacts resulting from process improvement studies would be identified prior to implementation.**

**CLOSED SESSION**

**It is anticipated that the San Diego Housing Commission will recess on Monday, March 9, 23, 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) **San Diego Housing Commission, a public agency vs. Ward Richard Hanigan, Trustee of the Central Avenue Trust UDT 2/6/90; Central Avenue Trust UDT 2/6/90, and Does 1 through 20, inclusive**  
San Diego Superior Court Case No.: **709699**
  - (b) **Melvin Shapiro v. San Diego Housing Commission**  
San Diego Superior Court Case No.: **714975**
  - (c) **SDHC v. John Strubb**  
San Diego Municipal Court Case No.: **598663**
  - (d) **SDHC v. Olivewood Garden Apartments**  
San Diego Municipal Court Case No.: **598118**
- II. **Conference with Legal Counsel - anticipated litigation pursuant to Government Code Section 54956.9(c) and 54954.5(c):**
  - (a) **More than (1) matter.**

**Public comment, if any, concerning Item III, will be taken before the San Diego Housing Commission convenes in Closed Session.**

**III. Conference with Real Property Negotiator - Pursuant to California Government Code Section 54954.5(b) and 54956.8:**

**Property**                      **7143, 7159 and 7161 Fay Avenue  
La Jolla, CA 92037; and: a  
remnant portion of 7143, 7159  
and 7161 Fay Avenue, La Jolla,  
CA 92037**

**Negotiating Parties**       **Elizabeth Morris, Lee Bates and  
Steve Mikelman for the San Diego  
Housing Commission; La Jolla  
Village Development Group, LLC;  
Holmes Real Estate Corporation;  
Perdis, Inc.; Edwin Carey III**

**Under Negotiation**       **Terms**

**ADJOURNMENT**

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