



Good Neighbors

San Diego
Housing Commission

AGENDA

AGENDA 402

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**SAN DIEGO HOUSING COMMISSION
AGENDA FOR THE REGULAR MEETING
APRIL 27, 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.**



A state agency authorized by the City of San Diego

30 COMMISSIONER COMMENTS

40 REPORT BY THE EXECUTIVE DIRECTOR

50 APPROVAL OF THE MINUTES

Minutes of the Meeting of April 13, 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 HCR98-046 - Revision to the Housing Commission Mobile Home Mediation/Communication Policy (Citywide)

Recommendation: It is recommended that the Housing Commission recommend to the Housing Authority, approval of revisions to the Housing Commission Mobile Home Mediation/Communication Policy, to clarify that the Mobile Home Community Issues Committee (MHCIC) is solely an advisory committee.

Fiscal Impact: None

Previous Related Actions: On July 7, 1991, the Housing Commission approved the establishment of a mobile home mediation/communication process which included appointment of a standing committee and contracting for mediation services. On March 29, 1993, the Commission: 1) expanded the MHCIC beyond five members, 2) appointed an alternate for the neutral member, 3) requested that information about the MHCIC be available in two languages, and 4) requested geographic balance in new appointments. On October 28, 1996, the Housing Commission approved a recommended slate of members and appointed current members to two and three year terms.

101 HCR98-044 - Award of Contract for Employee Group Benefits Consulting and Brokerage Services (Citywide)

Recommendation: It is recommended that the Housing Commission approve an award of separate contracts for administration, brokerage and consulting services to: 1) Barney & Barney for employee Group Benefits, at an amount not to exceed \$48,000, and 2) Watson Wyatt Worldwide, in an amount not to

exceed \$62,000, for employee Pension and 457 Deferred Compensation programs, for a two-year term with three one-year options to renew as described in the staff report.

Fiscal Impact: The cost of these services will be included in the FY99/00 Budget.

Previous Related Action(s): On June 7, 1993, the Housing Commission authorized a contract with The Wyatt Company (now Watson Wyatt Worldwide) to provide consulting services for Employee Group Benefits, Pension and Section 457 Deferred Compensation program for a three year term at an amount not to exceed \$95,850. On March 11, 1996, the Housing Commission approved a two year contract renewal through June 30, 1998 for \$56,000. Subsequent contract amendments have increased the two year contract to \$93,000.

102 HCR98-050 - Renewal of Liability Insurance

Recommendation: It is recommended that the Housing Commission (1) Authorize continued participation in the Housing Authority Risk Retention Group (HARRG); and (2) Authorize the annual premium payment of up to \$110,500 for general liability, public officials' errors and omissions, and wrongful employment practices liability insurance.

Fiscal Impact: Total fiscal impact would be up to \$110,500 depending on the amount of premium credit.

Previous Related Action: On December 12, 1987, the Board of Commissioners authorized participation in HARRG for an initial three-year policy period for general liability and public officials' errors and omissions insurance. Subsequent to expiration of the initial three-year period, the Commission Board authorized renewal of the policy on an annual basis.

103 HCR98-049 - Award of Contract for Trash Disposal Services

Recommendation: That the Housing Commission recommend award of a two-year contract, effective June 1, 1998 through May 31, 2000, with a one-year option to renew, at the Commission's discretion, to Waste Management.

Fiscal Impact: Total fiscal impact is not to exceed \$274,127.

104 HCR98-054 - Award of Contract to Business Information Technology, Inc. (BIT) for Financial Software Implementation Services (Citywide)

Recommendation: That the Housing Commission authorize the Executive Director to negotiate a contract with BIT for PeopleSoft Public Sector financial software consulting services, with the concurrence of General Counsel.

Fiscal Impact: \$240,000.

Previous Related Action(s): On November 18, 1997, The Housing Authority authorized the Executive Director to negotiate a contract for financial software with PeopleSoft, Inc. An estimate of consulting services required was presented in the report to the Housing Authority.

105 HCR98-030 - Proposed Modification of Expediting Plan for Multifamily Rental Housing Proposals (Citywide)

Recommendation: It is recommended that the Housing Commission increase the project funding ceiling from the Notice of Funding Availability (NOFA) for the solicitation of multifamily rental housing proposals from CHDO housing developers from \$500,000 to \$1,000,000 per project.

Fiscal Impact: None with this action. In the FY98 Budget, approximately \$12 million is designated for rental housing investment. At this time, approximately \$9 million is available for project funding through the federal HOME Program and the Housing Trust Fund.

Previous Related Action: The Housing Authority approved the current Expediting Plan, which includes the Notice of Funding Availability (NOFA) process, on October 22, 1996 (HAR96-011).

106 HCR98-048 - Loan to Chicano Federation for the Acquisition and Rehabilitation of 3051 Hawthorn Street (Council District 3)

Recommendation No. 1: It is recommended that the Housing Commission recommend Housing Authority approval of a 3-percent residual receipts second trust deed in the maximum amount of \$412,916 for Chicano Federation.

Recommendation No. 2: It is recommended that the Housing Commission approve subordination to a Federal Home Loan Bank Affordable Housing (AHP) subsidy. The Commission loan amount would be reduced in an amount equal to the AHP subsidy.

Recommendation No. 3: It is recommended that the Housing Commission approve a revocable grant of up to \$66,738 to abate or contain lead based paint in this project.

Fiscal Impact: Approval of Recommendation 1 would result in an expenditure of up to \$412,916 in HOME funds. Approval of Recommendation 3 would result in expenditure of up to \$66,738 in HOME funds.

Previous Related Action: The Loan Committee unanimously approved Recommendations Nos. 1, 2, and 3, and a \$10,000 Project Support Grant at its April 7, 1998 meeting.

107 HCR98-039 - Housing Trust Fund Fiscal Year 99 Implementation Strategy (Citywide) - CONTINUED FROM APRIL 13, 1998 HOUSING COMMISSION MEETING.

Recommendation: It is recommended that the Housing Commission: 1) hear public testimony on the Housing Trust Fund draft FY99 Implementation Strategy model programs; 2) make modifications to the drafts as it deems appropriate; and, 3) forward the drafts to City Council with a recommendation for approval.

Fiscal Impact: None with this action. The FY99 Housing Trust Fund budget of \$7,089,062 is incorporated into the Housing Commission's budget.

Previous Related Action(s): None.

108 HCR98-052 - Proposed Fiscal Year 1999 Budget

Recommendation No. 1: Review and recommend Housing Authority adoption of the FY99 Budget as proposed.

Fiscal Impact No. 1: Approval of the proposed FY99 Budget of \$104,986,520 will provide funds for the Agency to pursue the goals and objectives outlined in the proposed Budget document.

Recommendation No. 2: Recommend that the Housing Authority continue to delegate authority to the Housing Commission to amend the FY99 Budget, consistent with the policies, programs and activities approved by the Housing Authority, regarding:

- (a) Addition of any unprojected funds not to exceed \$100,000 which are made available during the course of the year;**
- (b) Transfer of funds of less than \$250,000 among line items within the FY99 Budget that do not impact the overall size of the Agency's annual budget;**
- (c) Addition of funding resulting from applications submitted with the approval of the Housing Authority.**

Fiscal Impact No. 2: None with this action.

Recommendation No. 3: Continue to delegate limited authority to the Executive Director to amend the FY99 Budget, consistent with the policies, programs and activities approved by the Housing Authority, by:

- (a) Addition of funds resulting from applications submitted with the approval of the Housing Commission;**
- (b) Addition of up to \$50,000 available from other sources;**
- (c) Transfer of funds of less than \$50,000 among line items within the FY99 Budget that do not impact the overall size of the Agency's annual budget.**

Fiscal Impact No. 3: None with this action.

Previous Related Actions: The Housing Commission and Housing Authority approved Recommendation Nos. 2a-c and 3a and b on April 21, 1997, and May 13, 1997, respectively.

CLOSED SESSION

It is anticipated that the San Diego Housing Commission will recess on Monday, April 27, 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) **Hidden Valley Construction v. San Diego Housing Authority**
San Diego Superior Court Case No.: 704467
 - (b) **San Diego Housing Commission, a public agency vs. Ward Richard Hanigan, Trustee of the Central Avenue UDT 2/6/90; Central Avenue Trust UDT 2/6/90, and Does 1 through 20, inclusive**
San Diego Superior Court Case No.: 709699
 - (c) **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.
- III. Conference with Labor Negotiator - pursuant to California Government Code Section 54957.6:
- Agency Negotiator: Elizabeth Morris and/or Ron Novello
for the San Diego Housing
Commission
- Employee Organization: Social Services Union, Local
535, SEIU, AFL-CIO
- IV. Adjournment of Closed Session.
- V. Announcement of action taken in Closed Session.

ADJOURNMENT