



Good Neighbors

San Diego
Housing Commission

AGENDA

AGENDA 404

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**SAN DIEGO HOUSING COMMISSION
AGENDA FOR THE REGULAR MEETING
CITY ADMINISTRATION BUILDING
MAY 18, 1998
202 C STREET, 12TH FLOOR
SAN DIEGO, CALIFORNIA**

8:30 a.m. - WELCOME OF NEW HOUSING COMMISSIONERS

The Housing Commission is pleased to welcome two new Housing Commissioners: Robert H. Grinchuk, Ph.D. and Melbalen (Chris) Hills.

9:00 a.m. - COMMENCEMENT OF REGULAR HOUSING COMMISSION MEETING SCHEDULED FOR MAY 18, 1998

ITEMS

10 CALL TO ORDER

(Arthur, Dick, Grinchuk, Hills, Oxberry, and Tumminia)

15 INSTALLATION OF NEW COMMISSIONERS



A state agency authorized by the City of San Diego

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 of the Meeting of April 27, 1998.
The Minutes from the Special May 4, 1998 Housing Commission meeting will be approved at the June 1, 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 HCR98-047 - Approval to Submit Comprehensive Grant Program Plan Annual Statement to HUD (Citywide)

Recommendation: It is recommended that the Housing Commission approve and authorize the submission to U.S. Department of Housing and Urban Development (HUD) of the Comprehensive Grant Program Plan Annual Statement for rehabilitation of public housing units throughout the City in the amount of \$2,027,958 and the execution of the required documents. Should the actual award amount vary from the application amount, the Housing Commission hereby grants to the Executive Director authority to modify specific line items as necessary to carry out the intended purpose of this application.

Fiscal Impact: The anticipated FFY98 (CGP 707) Comprehensive Grant Program Award of \$2,027,958 has been included in the Housing Commission's FY99 Budget.

Previous Related Actions: On June 1, 1992, February 22, 1993, August 22, 1994, April 3, 1995, June 3, 1996, and June 2, 1997, the Housing Commission authorized the submission of the Comprehensive Grant Program (CGP) Annual Statements to HUD for CGP 701, 702, 703, 704, 705, and 706 respectively.

101 HCR98-051 - Reissued Mortgage Credit Certificate Program (RMCC) (Citywide)

Recommendation: It is recommended that the Housing Commission approve the RMCC Program and implement such a program by contracting with Affordable Housing Applications, Inc. (AHA!).

Fiscal Impact: Proposed fee would fund the administration of RMCC and future affordable housing activities. Up to \$50,000 in revenue is expected to be generated during the first year. A set-up fee of \$500, payable to AHA! will be amortized over the first three RMCC's.

Previous Related Actions: None with this action.

102 HCR98-056 - Additional Funding for the 1997/1998 Winter Shelter Program for the Homeless (Citywide)

Recommendation: It is recommended that the Housing Commission, subject to Housing Authority approval, authorize the Executive Director to execute the revised Memorandum of Understanding (MOU) (Attachment 1 of the staff report) with the City of San Diego, which provides an additional \$20,000 for the 1997/1998 Winter Shelter Program for the Homeless, for a total contribution of \$470,000 in FY98.

Fiscal Impact: A total of \$450,000 has been approved by the Housing Commission, to date to help defray the cost of the City's 1997/1998 Winter Shelter Program. The additional \$20,000 requested will be money transferred from Local funds in Insurance/Litigation Reserves to the Housing Finance and Development activity of Funding of Affordable Housing Services.

Previous Related Action(s): At its meeting of November 3, 1997, the Housing Commission approved \$245,000 to partially underwrite the City's proposed \$770,000 FY98 Winter Shelter Program. This sum was \$100,000 above the amount allocated in past years for the Winter Shelter Program. On November 18, 1997, the Housing Authority

approved the Commission's FY98 contribution. On December 8, 1997, the Housing Commission, at the request of the City Manager, approved an additional \$205,000 to help fund the 1997/1998 Winter Shelter Program for a total of \$450,000 in FY98 funding. on December 9, 1997, the Housing Authority approved the additional \$205,000 in FY98 funding.

103 HCR98-059 - Reward Strategy Group, Inc. Classification and Compensation Study Report

Recommendation: It is recommended that the Housing Commission 1) Accept the Classification and Compensation Study report, take public testimony, adjourn into Closed Session, if needed, and 2) Direct the Executive Director to consider the report and consult with employee bargaining groups, develop specific recommendations, and a proposed implementation plan for approval by the Housing Commission within 90 days and subsequent consideration by the Housing Authority. **NOTE:** Commissioners are not asked to approve any compensation changes at this time.

Fiscal Impact: None with this action. Implementation would have a fiscal impact which would be determined when plan is developed.

Previous Related Action(s): On April 21, 1997, the Housing Commission authorized the performance of a Classification and Compensation Study. On September 8, 1997, the Executive Director was authorized to execute a contract with Reward Strategy Group, Inc. in the amount of \$53,000 to conduct the study.

CLOSED SESSION

It is anticipated that the San Diego Housing Commission will recess on Monday, May 18, 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 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) In Re: Etta Wanda Franklin

United States Bankruptcy Court Case No.: 98-04776-13A

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