



Good Neighbors

San Diego
Housing Commission

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AGENDA

AGENDA 410

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**SAN DIEGO HOUSING COMMISSION
AGENDA FOR THE REGULAR MEETING
CITY ADMINISTRATION BUILDING
SEPTEMBER 21, 1998
9:00 A.M.
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 EXECUTIVE DIRECTOR

50 APPROVAL OF THE MINUTES

Minutes of the August 31, 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 HCR98-126 - Governor's 15% Special Project Funds Grant (Council Districts 3, 4, 8)

RECOMMENDATION: That the Housing Commission ratify the recent submission of a grant application to the California Employment Development Department for the Governor's 15% Special Project Funds, accept the grant award, and amend the budget to include the funds.

FISCAL IMPACT: As the lead applicant and fiscal agent, the Housing Commission will retain \$238,230 of the total award for administration of the grant. It is not envisioned that the Housing Commission will incur any additional expense as a result of administering the grant.

101 HCR98-096-Approval of Amended By laws of the Joint City-County HIV Housing Committee (Countywide)

RECOMMENDATION: That the Housing Commission approve the Bylaws as amended by the HIV Housing Committee and designate the Executive Director as appointing authority for three at-large members on behalf of the Housing Commission.

FISCAL IMPACT: None with this action.

PREVIOUS RELATED ACTION(S): On April 17,1995, the Housing Commission adopted a resolution to establish the Joint City-County HIV Housing Committee and its bylaws.

102 HCR98-1134 - Conversion of Dwelling Unit to Non-Dwelling Use (Council District 4)

RECOMMENDATION: That the Housing Commission authorize the Executive Director to request approval from HUD to convert one dwelling unit located at 4451 Market Street #B to non-dwelling use to provide residents with an Individual Career Advancement Network ("I CAN") Center which will offer planning and training preparation, career training, and employment services, and to request a Performance Funding System Waiver.

FISCAL IMPACT: It is anticipated that the \$211.59 per month in rental income and subsidy would be lost as a result of conversion of this unit to non-dwelling status. The Performance Funding System Waiver for non-dwelling units would continue to provide a monthly subsidy of \$155.23. The net income loss for the unit would be approximately \$56 per month. No conversion costs are anticipated.

PREVIOUS RELATED ACTION(S): The dwelling unit at 4451 Market Street #A was previously reported and approved by HUD on April 6, 1995 for non-dwelling use as a Learning Opportunity Center. This action was approved by the Housing Commission on November 3, 1997.

103 HCR98-075 - Award of Contract for Banking Services (Citywide)

RECOMMENDATION: That the Housing Commission recommend award of a five-year contract (Attachment 2), effective December 1, 1998, through November 30, 2003, to Bank of America, for banking services for its deposit, disbursement and cash management services.

FISCAL IMPACT: The estimated cost for banking services is \$5300 per month, based on fixed pricing for the first three and a half years of the contract. Potential pricing increase in the last year and a half of the contract, commensurate with any increase in the cost of living, is not to exceed five percent per year. Bank of America will provide a \$2500 allowance to assist the Housing Commission with conversion cost. They will also waive the first month of analysis.

The cost of banking services is not a direct expenditure, but an offset to earnings credits on cash balances.

PREVIOUS RELATED ACTION(S): The Board of Commissioners approved the award of a five-year contract for banking services for the period November 1, 1993, through July 31, 1998, with Union Bank at the October 4, 1993 meeting (Report No. 93-271). On July 27, 1998, the Union Bank contract was extended

until November 30, 1998, to allow time for the potential transition of banking services to a new bank.

104 HCR98-115 - HOPWA Contract to Support a Direct Purchase Housing Program for Homeless, Dually-Diagnosed Persons (Countywide)

RECOMMENDATION: That the Housing Commission authorize the Executive Director to execute a contract, in the amount of \$163,000 with AIDS Case Management (ACM), a Division of AIDS and Community Epidemiology, County Department of Health and Human Services Agency, in a form to be approved by General Counsel, to help fund a one-year pilot program for the direct purchase of private short-term housing for homeless, AIDS/HIV-infected individuals with substance/alcohol addiction. The housing would be tied directly to intensive case management.

FISCAL IMPACT: The \$163,000 would be allocated from existing program dollars under the HOPWA category of rental assistance.

105 HCR98-119 - Selection of Additional Lending Partners for the First-time Homebuyer's Shared Equity Program

RECOMMENDATION: It is recommended that the Housing Commission add BankAmerica Mortgage, North American Mortgage Company (NAMCO) and Southern California Mortgage Exchange (SCME) to the list of participating Shared Equity lenders.

FISCAL IMPACT: No fiscal impact in selection of lenders.

106 HCR98-122 - Management and Maintenance of the Maya Apartments located at 10101 Maya Linda Road (District 5)

RECOMMENDATION: It is recommended that the Executive Director be authorized to contract with the Southern California Housing Development Corporation, a nonprofit, for a period of one year with options to extend for up to three one-year periods, to manage and maintain the Housing Commission-owned Maya Apartments located at 10101 May Linda.

FISCAL IMPACT: The FY99 Budget provides funds to manage and maintain the Maya Apartments. Funds currently budgeted for in-house management will be shifted to fund the management costs of the Southern California Housing Development Corporation.

PREVIOUS RELATED ACTION(S): At its February 23, 1998 meeting, the San Diego Housing Commission directed staff to seek private management company

proposals and to return to the Commission with the results of that Request for Proposal process.

107 HCR98-102 Supplemental - Report of Quadel Consulting Corporation, Review of the San Diego Housing Commission's Rental Assistance Program

RECOMMENDATION: That the Housing Commission discuss the policy issues contained in the report; these issues would be brought back to the Commission for formal consideration at a future date. It is further recommended that the Executive Director report back in six months on the progress in implementing the recommended administrative changes.

FISCAL IMPACT: None with this action. It is anticipated that the majority of the recommendations can be implemented within the confines of the existing budget for Section 8, and over the long term will save money that is not quantifiable at this time. Other recommendations, such as staffing and the Commission's telephone system for example, may require additional budget authority. These costs are unknown at this time. This study was produced at a cost of \$67,000.

CLOSED SESSION

It is anticipated that the San Diego Housing Commission will recess on Monday, September 21, 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) Melvin Shapiro v. San Diego Housing Commission
San Diego Superior Court Case No.: 714975
 - (b) San Diego Housing Commission, a public agency vs. Park Haven Apartments No. 1. a California general partnership; Park Haven 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; Diedrick & 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
 - (c) San Diego Housing Commission, public agency; and Housing Authority of the City of San Diego, a public agency vs. Industrial Indemnity Company of the Northwest; a Washington corporation; Industrial

Indemnity, an unknown entity; Crum & Forster Corporation, a New Jersey corporation, Crum & Forster Insurance Risk Management Accounts, an unknown entity; and Does 1 through 10.
San Diego Superior Court Case No.: 680684
Court of Appeal Case No.: D027060

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 Real Property Negotiator - Pursuant to California Government Code Section 54954.5(b) and 54956.8:

Property: Skyline/Woodman (vacant property owned by SDHC)

Negotiating Parties: Elizabeth Morris and Pat Getzel for the San Diego Housing Commission; and William Jones for Woodman Estates, LLC, whose co-developers are Patrick Property Services and Citylink Investment Corporation, for prospective purchaser.

Under Negotiation: Terms and Price

IV. Adjournment of Closed Session.

V. Announcement of action taken in Closed Session.

ADJOURNMENT