



Good Neighbors

San Diego
Housing Commission

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AGENDA

AGENDA 411

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)**.

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**SAN DIEGO HOUSING COMMISSION
AGENDA FOR THE REGULAR MEETING
CITY ADMINISTRATION BUILDING
OCTOBER 26,1998
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 October 5, 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 HCR98-100 - Revision to Conflict of Interest Code Policy

Recommendation: That the Housing Commission recommend Housing Authority approval to amend the Conflict of Interest Code Policy PO101.000 to conform with State Government Code 18730, and local policy discretion during the City Council biennial review process. Further, responsibility for retaining original documents would be transferred from City Clerk to Executive Director.

Previous Related Action(s): The Housing Commission approved revisions to the Conflict of Interest Code Policy on October 7, 1996; the Housing Authority adopted the Policy on November 26, 1996.

101 HCR98-142-Request by Revival Pentecostal Tabernacle of San Diego for a Variance from Payment of the City's Housing Impact Fee (Council District 3)

Recommendation: That the Housing Commission grant a request from Revival Pentecostal Tabernacle of San Diego, located at 1765 Pentecost Way, for a Low Employee Variance from payment of the City's Housing Impact Fee of \$921.60.

Fiscal Impact: Non-collection of \$921.60 in Housing Impact Fees.

102 HCR98-144 - Conversion of Section 8 Certificates to Vouchers (Council District)

Recommendation: That the Housing Commission authorize the Executive Director to request that HUD convert all upcoming Section 8 Certificate contract renewals to the Section 8 Voucher Program.

Fiscal Impact: It is estimated that in the first year, conversion of certificates to vouchers would result in a loss of approximately \$58,260 in housing assistance payments (HAP) and administrative fees.

Affordable Housing Impact: Approval of this action will provide greater opportunity for Section 8 clients to locate suitable housing within the City of San Diego.

103 HCR98-131 - Appointment of Loan Committee Members (Citywide)

Recommendation: That the Housing Commission confirm the nomination of Linnie Gavino and Art Rivera and reappoint Barbara “Bobbi” Gilliam to serve two-year terms on the Loan Committee.

Previous Related Action(s): On May 2, 1988, the Housing Commission, pursuant to existing policy, appointed the first members of the Loan Committee. On November 14, 1994, the Housing Commission approved Policy 600.102 concerning the continued operation of the Loan Committee. On November 18, 1996 and November 3, 1997, the Housing Commission appointed nominees to the Loan Committee.

104 HCR98-140 - Award of Contract for Installation and Maintenance of Laundry Equipment (Citywide)

Recommendation: That the Housing Commission award and authorize the Executive Director to execute contract for installation and maintenance of coin operated laundry equipment at Housing Commission-owned and -managed sites throughout the City to Web Service Company, Inc. for a five-year period.

Fiscal Impact: The Housing Commission shares in the proceeds from the use of the laundry equipment placed at Housing Commission-owned and -managed sites which is estimated to be approximately \$120,000 annually.

105 HCR98-143 - Countrywide Credit Needs Assessment (Citywide)

Recommendation: That the Housing Commission contract on behalf of the City-County Reinvestment Task Force, through the Nonprofit Federation for Housing and Community Development, with Economics Research Associates to complete an assessment of small business and low-income homebuyer credit needs in San Diego County.

Previous Related Action(s): On January 12, 1998, the Housing Commission approved a one-time expenditure of up to \$20,000 to assist in underwriting the costs of the Reinvestment Task Force sponsored Countywide Credit Needs Assessment.

CLOSED SESSION

It is anticipated that the San Diego Housing Commission will recess on Monday, October 5, 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 v. Olivewood Garden Apartments, an unknown entity: and Does 1-50, inclusive
San Diego Municipal Court Case No. 589118
 - (b) San Diego Housing Commission v. Earl Ehrenberg, an individual: and Judy Ehrenberg, an individual: and Does 1-50, inclusive
San Diego Municipal Court Case No. 601390
 - (c) Mildred J. Tanner v. San Diego Housing Commission, a public corporation
San Diego Superior Court Case No. 723725
 - (d) Hidden Valley Construction v. San Diego Housing Authority
San Diego Superior Court Case No. 704467
 - (e) San Diego Housing Commission v. Harbor Point, an unknown entity
Gerald Pfaff, an individual: U.S. Community Savings, an unknown entity
Hugh Stewart: an individual: and Does 1-50, inclusive
San Diego Superior Court Case No. 598999
- 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: Neal Arthur, Elizabeth Morris, and Pat Getzel for the San Diego Housing Commission; and William Jones for Woodman States, 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

ECM/mh