



Good Neighbors

San Diego
Housing Commission

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AGENDA

AGENDA 412

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**SAN DIEGO HOUSING COMMISSION
AGENDA FOR THE REGULAR MEETING
CITY ADMINISTRATION BUILDING
NOVEMBER 9,1998
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 26, 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 HC98-150 - Extension of Contract for Banking Services

Recommendation: That the Housing Commission authorize the Executive Director to extend the current banking services contract through February 28, 1999, in order to allow the necessary time for transition of banking services from Union Bank to Bank of Commerce.

Fiscal Impact: The estimated cost for banking services under the new contract with Bank of Commerce will be \$2800 per month. The cost of the current contract with Union Bank is approximately \$5200 per month. Therefore, each month the contract is extended costs the Housing Commission an additional \$2400, or \$7200 for three months.

Previous Related Action(s): On October 5, 1998, the Housing Commission awarded a five-year contract for banking services to Bank of Commerce, effective December 1, 1998, through November 30, 2003.

101 HCR98-145 - Modification of the Rental Property Rehabilitation Program (Targeted - Council Districts 2, 3, 4, 5, 6, 7, 8)

Recommendation: That the Housing Commission recommend Housing Authority approval of the modification of the Rental Property Rehabilitation Program.

Fiscal Impact: This program would utilize federal HOME Investment Partnerships funds designated for multi-family rehabilitation and included in the approved FY99 Housing Commission budget.

Previous Related Action: On February 17, 1998, the Housing Authority approved a Housing Commission recommendation to extend the loan amortization period for the For-Profit Rental Property Rehabilitation Program (HAR 98-003). Staff was directed to return to the Housing Commission nine months later to assess program success.

102 HCR98-153 - Contracts for Community WORKs Program (Council Districts 3, 4, 8)

Recommendation: That the Housing Commission authorize the Executive Director to execute contract agreements with five of the six collaborative partners funded by the Governor's 15% Special Project Funds in the Community WORKs program.

Fiscal Impact: In the Resident Services Organization Budget, \$1,260,317 will be added to Resident Services Contracts for welfare-to-work programs conducted by community-based organizations. A total administrative and coordination fee of \$178,740 will be available to the Commission.

Previous Related Action(s): On three previous occasions, the Housing Commission has accepted funding and implemented programs for economic development and welfare to work employment programs. Recently, on September 21, 1998, the Housing Commission ratified the grant application and amended the budget to include the \$1,439,057 Governor's 15% Special Project grant award.

103 HCR98-154 - Welfare-to-Work Collaboration Grant (Council Districts 3, 4, 8)

Recommendation: That the Housing Commission ratify the recent submission of a grant application for \$2,325,000 to the San Diego Workforce Partnership for funding for welfare-to-work programs for residents of assisted housing and accept the grant, as lead agency in collaboration with five community-based organizations.

Fiscal Impact: All anticipated costs would be supported by grant funds. Total estimated administrative fees of \$325,000 will be available to the Commission, with the balance available for services.

Future Related Action(s): The Welfare-to-Work Collaboration Grant Proposal award has been docketed for the November 24, 1998 Housing Authority meeting. If approved, a budget revision to incorporate the funds and service contracts will be presented for approval in December.

104 HCR98-134 - Loan to Greater Golden Hill Community Development Corporation for Acquisition and Rehabilitation of Two Units at 1825-1827 Felton street (District 3)

Recommendation; That the Housing Commission approve a \$51,000 first trust deed loan and a \$121,410 second trust deed residual receipts loan, for total loans of \$172,410, to Greater Golden Hill Community Development Corporation (GGHCDC) to acquire and rehabilitate a 2-unit property located at 1825-27 Felton Street, and to approve a revocable grant of up to \$15,000 to abate or contain lead-based paint in this project.

Fiscal Impact: Approval of the recommendation would result in the expenditure of up to \$187,410 in HOME funds.

Previous Related Action: On September 22, 1998, the Loan Committee recommended approval of this loan and lead paint grant, and approved a \$10,000 Project Support Grant to GGHCDC for predevelopment staff costs associated with the development of 1825-1827 Felton Street.

105 HCR98-135 - Rehabilitation Loan - 142 24th Street (Council District 8)

Recommendation: That the Housing Commission concur with recommendation of the Loan Committee to authorize a rehabilitation loan of \$65,000 in order to eliminate -a neighborhood eyesore and to comply with the City of San Diego Code Compliance and Housing Quality Standards.

Previous Related Action(s): On November 14, 1994, the Housing Commission amended Housing Program Lending Authority Policy 600.101 and the Owner-Occupied Housing Rehabilitation Policy 600.203.

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) Hidden Valley Construction v. San Diego Housing Authority
San Diego Superior Court Case No. 704467
- (b) San Diego Housing Commission, a public agency v. Reed Dyar Partnership, a general partnership: J. Michael Reed, individually and dba Reed Dyar Partnership: Robert Dyar, individually and dba Reed Dyar Partnership and Does 1-50, inclusive
San Diego Municipal Court Case No.: 603472
- (c) San Diego Housing Commission, a 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 Cooperation, a New Jersey corporation: Crum & Forster Insurance Risk Management Accounts, an unknown entity: and Does I through 10.
San Diego Superior Court Case No.: 680684
Court of Appeal Case No.: D027060
- (d) San Diego Housing Commission, a public agency v. Fisher-Webber Property Management, Inc., a California corporation: and Does 1-50, inclusive
San Diego Municipal Court Case No.: 600401

II. Conference with Legal Counsel - anticipated litigation pursuant to Government Code Section 54956.9(c) and 54954.5(c):

- (a) More than (1) matter.

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

<u>Property:</u>	Skyline/Woodman (vacant property owned by SDHC)
<u>Negotiating Parties:</u>	Neal Arthur, 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.
<u>Under Negotiation:</u>	Terms and Price

IV. Adjournment of Closed Session.

V. Announcement of action taken in Closed Session.

ADJOURNMENT

ECM:mh