



Good Neighbors

San Diego Housing Commission

- 1625 Newton Avenue
- San Diego, California 92113-1038
- 619/231 9400
- FAX: 619/544 9193

AGENDA

AGENDA 413

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)**.

Assistive Listening Devices (ALDs): Are available from the City Clerk's Office prior to the meeting, and are to be returned at the end of the meeting.

**SAN DIEGO HOUSING COMMISSION
AGENDA FOR THE REGULAR MEETING
CITY ADMINISTRATION BUILDING
NOVEMBER 30, 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 November 9, 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- 162 - Request by St. Charles Parish for a Variance from Payment of the City 's Housing Impact Fee (Council District 2)

Recommendation: That the Housing Commission grant a request from St. Charles Parish, located at 990 Saturn Boulevard for a Low Employee Variance from payment of the City's Housing Impact fee of \$3,161.

Fiscal Impact: Non-collection of \$3,161 in Housing Impact Fees.

Previous Related Action(s): None.

101 HCR98-154 - REVISED Welfare to Work Collaboration Grant (Council Districts 3, 4, 8) (CARRIED OVER FROM 11/9/98 HOUSING COMMISSION MEETING)

Recommendation(s): It is recommended that the Housing Commission recommend that the Housing Authority:

- 1) Accept the grant award and approve the proposed activities;
- 2) Amend the Housing Commission's FY99 budget to include \$2,325,000 awarded through the Workforce Partnership grant; and
- 3) Authorize the Executive Director to execute contract agreements with:
 - A. Chicano Federation for \$305,432.
 - B. Occupational Training Services, Inc. (OTS) for \$552,288.
 - C. The Union of Pan Asian Communities (UPAC) for \$376,560.

D. The San Diego Urban League for \$280,328.

E. Neighborhood House Association for \$485,344.

Fiscal Impact: Total grant funds of \$2,325,000 will be added to the budget, as shown in Attachment 1. Of this amount, \$325,000 will be available to the Commission for administration.

Previous Related Action(s): On September 21, 1998 the Housing Commission approved the grant application for the \$1,439,057 Governor's 15% Special Project grant award. On September 29, 1998 the Housing Authority approved the grant application for the \$1,439,057 Governor's 15% Special Project Award. On November 9, 1998 the Housing Commission authorized the Executive Director to amend the budget to utilize the funds and enter into contracts with five collaborative partners for the CommunityWORKS program.

102 HCR98-157- Funding for the 1998/1999 Winter Shelter Program for the Homeless (Citywide)

Recommendation: That the Housing Commission recommend Housing Authority approval of an MOU between the Executive Director of the Housing Commission and the City of San Diego which provides for a \$300,000 Housing Commission contribution to help defray operational costs associated with the 1998/1999 Winter Shelter Program, which will extend from December 15, 1998 through March 14, 1999.

Fiscal Impact: Three hundred thousand (\$300,000) is included in the Housing Commission's FY99 Budget for this purpose.

Previous Related Action: In FY98, the Housing Commission, with Housing Authority approval, authorized a total of \$470,000 for the operation of the City's 1997/1998 Winter Shelter Program.

103 HCR98- 138 - Loan to Chicano Federation for the Acquisition and Rehabilitation of 3036 Hawthorn Street (Council District 3)

Recommendation 1: It is recommended that the Housing Commission recommend Housing Authority approval of a 3-percent (3%) residual receipts, second trust deed in the maximum amount of \$494,450 to the Chicano Federation for the acquisition and rehabilitation of a 19-unit property located at 3036 Hawthorn Street.

Recommendation 2: It is recommended that the Housing Commission approve a Housing Trust Fund Project Support Grant of \$10,000 for this project.

Fiscal Impact: Approval of this Recommendation 1 would result in the expenditure of up to \$462,839 in HOME Funds and \$31,611 in Housing Trust Fund funds. Approval of Recommendation 2 would result in an expenditure of \$10,000 in funds from the Housing Trust Fund.

Previous Related Action(s): None.

104 HCR98-159 - Loan to City Heights Community Development Corporation for the Acquisition and Rehabilitation of 4251 44th Street (Council District 3)

Recommendation 1: That the Housing Commission approve a loan to City Heights Community Development Corporation in the maximum amount of up to \$245,976 for the acquisition and rehabilitation of a 12-unit property located at 4251 44th Street and direct the Executive Director to execute any and all necessary documents with approval of General Counsel.

Recommendation 2: That the Housing Commission approve a Housing Trust Fund Project Support Grant in the amount of \$10,000 for this project.

Fiscal Impact: Approval of Recommendation 1 would result in the expenditure of up to \$239,740 in HOME funds and \$6,236 of Housing Trust Fund funds. Approval of Recommendation 2 would result in an expenditure of \$10,000 in Housing Trust Fund funds.

Previous Related Action(s): None.

CLOSED SESSION

It is anticipated that the San Diego Housing Commission will recess on Monday, November 30, 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. The City of San Diego and San Diego Housing Commission
San Diego Superior Court Case No: 714981
 - (b) San Diego Housing Commission, a public agency v. Jean Klauber; Parkview Robinson and Does 1 through 50
San Diego Municipal Court Case No.: 598054
 - (c) Hidden Valley Construction v. San Diego Housing Authority
San Diego Superior Court Case No.: 704467

- II. Conference with Legal Counsel - anticipated litigation pursuant to Government Code Section 54956.9(c) and 54954.5(c):
 - (a) More than (1) matter.
- II. Adjournment of Closed Session.
- III. Announcement of action taken in Closed Session.

ADJOURNMENT

ATTACHMENTS: Attachment A - *Informational Reports Issued During Calendar 1998*

Attachment "A"

INFORMATIONAL REPORTS ISSUED DURING CALENDAR YEAR 1998

REPORT #	NAME	DATE ISSUED
HCR98-002	First Quarter FY98 Budget Status Report	1/13/98
HCR98-006	Notices of Settlement of Pending Litigation, Quarter 2FY98 (Citywide)	1/13/98
HCR98-012	Public Comment Period for FY97 Consolidated Plan Amendment	1/16/98
HCR98-010	Clarification of Various Reserves in the Audit Reports and Budget	1/22/98
HCR98-014	Status Report on the Maya Apartments	1/27/98
HAR98-004	Fiscal Year 1997 Audit Reports and Clarification of Reserves	1/29/98
HCR98-020	Multifamily Bond Program - Annual Update	2/11/98
HCR98-026	Second Quarter Equal Opportunity and Small Contracts Status Report	2/27/98
HCR98-024	Status of Loan Portfolio - Second Quarter Fiscal Year 1998	3/2/98
HCR98-035	Budget Status Report - Second Quarter FY98	3/18/98
HCR98-043	Program Progress Report, Quarter 2 FY98 (Citywide)	4/7/98
HCR98-040	Notices of Settlement of Pending Litigation, Quarter 3 FY98 (Citywide)	4/7/98
HCR98-062	Quarter 3, FY98 Activity Performance Report	5/15/98
HCR98-061	3rd Quarter FY98 Budget Status Report	5/15/98
HCR98-053	Loan Funding and Default Status Report, Third Quarter, FY98	5/15/98
HCR98-090	Notices of Settlement of Pending Litigation, Quarter 4 FY98	7/24/98
HCR98-099	Activity Performance Report, Quarter 4, FY98	8/17/98
HCR98-097	Annual Report of FY98 Collection Write-offs	8/17/98
HCR98-103	Status of Loan Portfolio, Fourth Quarter Fiscal	8/17/98
HCR98-101	Semi-Annual Equal Opportunity and Small Contracts Status Report for the Second Half of Fiscal Year 1998	8/26/98
HCR98-105	Annual Report - Section 8 Terminations	8/26/98
HCR98-120	Annual Report on the Housing Commission Mobile Home Mediation/Communication Policy (Citywide)	10/2/98
HCR98-133	Housing Trust Fund FY98 Annual Report (July 1, 1997 through June 30, 1998), (Citywide)	10/2/98
HCR98-114	Report on Travel and Training Expenses for Fiscal Year 1998	10/2/98
HCR98-152	Activity Performance Report - Quarter 1, FY99	11/20/98
HCR98-151	Notice of Settlement of Pending Litigation, Quarter 1, FY99	11/20/98
HCR98-136	Completion and Distribution of the City's Fiscal Year 1998 (FY98) Consolidated Plan Performance Report	11/20/98
HCR98-149	Status Report on Expediting Plan for Non-Profit Developers	11/20/98