



SAN DIEGO HOUSING COMMISSION

AGENDA

AGENDA 385

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**SAN DIEGO HOUSING COMMISSION
AGENDA FOR THE REGULAR MEETING
MAY 5, 1997
9:00 A.M.
CITY ADMINISTRATION BUILDING
202 C STREET, 12TH FLOOR
SAN DIEGO, CALIFORNIA**

ITEMS

10 CALL TO ORDER

(Akili, Arthur, Dick, Macias, Oxberry, Tumminia, and Nottley)

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**

Approval of the Minutes of January 31, 1997

Approval of the Minutes of April 14, 1997.

Approval of the Minutes of April 21, 1997.

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 **HCR 97-061 - Revised Utility Allowances for Public Housing Units (Citywide)**

Recommendation: It is recommended that the Housing Commission accept and approve for use the revised Utility Allowance Schedule (contained in the staff report) for Public Housing residents.

Fiscal Impact: Utility Allowance increase results in a decrease to rent, which results in loss of rental income of \$60,240 per year.

Previous Related Actions: On June 7, 1993 and June 5, 1995 the Commission approved revised Utility Allowance Schedules for Public Housing residents.

101 **HCR97-042 - Waiting List Implementation Plan and Budget Revision (Citywide) - Continued from April 21, 1997 Commission Meeting.**

Recommendation No. 1: Approve the Implementation Plan outlined in Attachment 1 of the staff report for the Waiting List's "Job Training/Looking for Work" preference.

Fiscal Impact No. 1: The fiscal impact is unknown at this time. The implementation of this procedure will incur administrative costs resulting from the staff time needed to verify the preference. However, it is unknown if the cost will be more or less than the current cost of verifying Federal Preferences.

Recommendation No. 2: Approve the \$31,425 budget revision for funding the cost of updating the waiting list, which is an increase of \$7,425 over the

estimated cost of \$24,000 submitted in the November 18, 1996 Housing Commission Board Report.

Fiscal Impact No. 2: There will be an increase in costs as shown on Attachment 2 of the staff report. The costs can be provided by transferring Reserves to Rental Assistance.

102 HCR97-040 - Loan to City Heights Community Development Corporation for the Acquisition and Rehabilitation of 3604 Van Dyke Avenue (Council District 3)

Recommendation: Recommend Housing Authority approval of two loans to City Heights Community Development Corporation (City Heights CDC) in the cumulative amount of \$287,500 for the acquisition and rehabilitation of a 7-unit property located at 3604 Van Dyke Avenue and the authorize execution of loan documents in a form acceptable to the Executive Director and General Counsel, to reflect the terms and conditions outlined in the staff report.

Fiscal Impact: Approval of this recommendation would result in an expenditure of \$59,500 in FY97 Housing Trust Fund funds and \$228,000 in HOME Community Housing Development Organization (CHDO) funds.

103 HCR97-058 - Award of Construction Contract for Various Improvements at the University Canyon Housing Development (Council District 5)

Recommendation: Recommend that the Housing Authority award a construction contract to the lowest responsive bidder Stevens Construction, in the amount of \$399,776, for various improvements at University Canyon located at 2052-2090 Via Las Cumbres with a ten percent contingency (\$39,977) to address potential change orders for items not anticipated and identified in the original scope of work. Authorize the Executive Director to execute the contract (Attachment 1) and expend the contingency.

Fiscal Impact: Funding for this contract is contained in the local Construction Defects account and in the University Canyon Extraordinary Maintenance budget.

104 HCR97-069 - Award of Contract for Counseling Services for the "Section 8 Housing Counseling Program" (Citywide).

Recommendation: Recommend Housing Authority approval the award of a multiple year contract to the Fair Housing Council of San Diego and authorize the Executive Director to execute the attached contract (Attachment 2).

Fiscal Impact: Funding was received from the U.S. Department of Housing and Urban Development (HUD), \$2,679,00 to implement a Housing Counseling Program budgeted from January 15, 1997 through March 1, 2002. Funding for this contract is included in the Rental Assistance Program budget. No local funds are required.

106 HCR97-65 - TRUSTEE'S SALE: 4316 -4322 Delta Street (Council District 4)

Recommendation: It is so recommended that the Trustee's Sale proceed without Housing Commission participation.

Fiscal Impact: Lack of Housing Commission participation will result in the loss of \$38,647 (\$22,217 in rental rehabilitation funds, revocable grant funds of \$15,755 and expenses incurred of \$675). In addition, Wells Fargo Bank will debit the Commission's Loan Loss Reserve account for \$12,523 plus interest. It is anticipated that most, if not all, loan funds will be recovered through a deficiency judgement under Code of Civil Procedures Section 580D.

Previous Related Action(s): On November 14, 1994, the Housing Commission adopted the amended policy of Housing Commission Loan Defaults, Foreclosures and Disposition of Property Acquired (Policy No. 600.103).

CLOSED SESSION

It is anticipated that the San Diego Housing Commission will recess into Closed Session with the following agenda:

- I. Conference with Legal Counsel - existing litigation, pursuant to California Government Code Section 54956.9(a):
 - a. San Diego Housing Commission, a public agency, and Housing Authority of the City of San Diego, a public agency, vs. Shell Oil Company, a Delaware corporation; Household Manufacturing, Inc., a Delaware corporation; Wallace Murray Corporation, a Delaware corporation, U.S. Brass Corporation, a Delaware corporation; Elijer Manufacturing, Inc., a Delaware corporation; Western Plastic & Rubber Company, dba Wesflex Manufacturing, a California corporation
San Diego Superior Court Case No.: 695574
 - b. Beal Bank, S.S.B., a Texas banking corporation, v. Palm Vista Apartments, a California Limited Partnership; Daniel H. Appel, general partner; and Does 1 through 100, inclusive
San Diego Superior Court Case No.: 702683

- c. San Diego Housing Commission, a public agency, v. Stephen F. Todd, an individual; Marilyn A. Todd, an individual; William G. Greene, an individual; Kathleen A. Greene, an individual; Ronald D. Hammett, an individual; and Does 1 through 20, inclusive
San Diego Superior Court Case No.: 696057

- d. San Diego Housing Commission, a public agency, v. 2106 K STREET Venture, a general partnership; Zahav Properties, Inc., a California corporation; Gemma U.S.A., Inc., a general partner; Geoffrey Levy, an individual; John M. Reardon, an individual; William D. Ready, an individual; Silvergate Investments, Inc., a California corporation; Larry G. Liston, an individual; Sue Liston, an individual; Frank Miceli, an individual, The State of California, a public body; City of San Diego, a public agency; and Does 1 through 20, inclusive
San Diego Superior Court Case No.: 707519

II. Conference with Legal Counsel - anticipated litigation, pursuant to Government Code Section 54956.9(b):

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

ADJOURNMENT