

AGENDA



AGENDA 353

**SAN DIEGO HOUSING COMMISSION
AGENDA FOR THE REGULAR MEETING
FEBRUARY 12, 1996
9:00 A.M.
COUNCIL COMMITTEE ROOM (12TH FLOOR)
202 C STREET
SAN DIEGO, CALIFORNIA**

ITEMS

- 10 **CALL TO ORDER**
(Akili, Arthur, Dick, Macias, Oxberry and Tumminia)

- Swearing in of new Commissioners.

- 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 (3) 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 the Meetings of January 11 and 22, 1996.

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 **Ratification of FY97 CDBG Applications (Citywide) (HCR96-030)**

Recommendation - Ratify submission of two applications to the City for FY97 CDBG funds: one for \$2 million from Citywide funds to operate the Commission's programs and a second for \$800,000 for housing rehabilitation in specific Council Districts.

Fiscal Impact - If awarded, \$1.75 million of the total requested would be used to operate the rehabilitation, housing development, loan management, and program and policy development programs; \$150,000 would replenish the loan loss reserve; \$100,000 would be used for rehabilitation loans and grants, citywide; and \$800,000 would provide targeted rehabilitation programs for individual Council Districts.

101 **Amendment to Agreement for Legal Services with Detisch & Christensen (Citywide) (HCR96-025)**

Recommendation - Recommend Housing Authority approval of an amendment to the contract for legal services with Detisch & Christensen by increasing the maximum contract compensation for FY96 to \$455,000.

Fiscal Impact - Move \$205,000 from Litigation Reserves to legal Services line in various Divisions.

102 **Section 8 Administrative Plan (Citywide) (HCR96-011)**

Recommendation - Recommend Housing Authority adoption of the proposed revisions to the Section 8 Administrative Plan.

Fiscal Impact - None with this action.

103 **Revisions to Public Housing Occupancy Policy (Citywide) (HCR96-015)**

Recommendation - Adopt the proposed revisions to the Public Housing Occupancy Policy to comply with changes in HUD regulations and forward to the Los Angeles Area HUD office.

Fiscal Impact - None with this action.

104 **MAAC Project Predevelopment Loan Request (Council District 8) (HCR96-029)**

Recommendation - Approve a \$33,500 unsecured HOME-funded predevelopment loan to the MAAC Project for predevelopment work on a five-unit new construction project to be located on a Commission-owned site at 2893 Boston Avenue.

Fiscal Impact - Approval of this recommendation will result in the expenditure of up to \$33,500 in HOME Community Housing Development Organization (CHDO) funds. Predevelopment Loans are unsecured; repayment of these funds is anticipated to come from the permanent financing of the project.

105 **Competition Program Policy (HCR96-022)**

Recommendation - Approve and recommend Housing Authority adoption of the proposed Competition Program Policy.

Fiscal Impact - The Competition Program will require some additional expenditures for training and implementation of resulting process improvements. These costs would be offset over time by reductions in direct and indirect program costs.

106 **Management of the Maya Apartments, 10101 Maya Linda Road, Mira Mesa (District 5) (HCR96-023)**

Recommendation - Direct the Executive Director to assume responsibility for site management and maintenance of the Maya Apartments using Housing Commission staff.

Fiscal Impact - The FY96 Budget provides funds to manage and maintain the Maya Apartments. Internal transfers of funding among line items within the approved Budget total will be accomplished administratively. Based on projects of actual expenditures through November 1995, a FY96 Budget revision may be necessary to provide sufficient funding for extraordinary maintenance and management of this property regardless of who provides the service.

ADOPTION AGENDA - DISCUSSION/ACTION

[Items may be pulled from the Consent Agenda by Commissioners or members of the public for discussion.]

CLOSED SESSION

- 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; 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, Inclusive San Diego Superior Court Case No.: 680684

ADJOURNMENT