

# AGENDA



## AGENDA 358

**SAN DIEGO HOUSING COMMISSION  
AGENDA FOR THE REGULAR MEETING  
MARCH 25, 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)

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 Meeting of March 11, 1995.

## **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 **Renewal of Fire, Property and Extended Coverage Insurance (HCR96-054)**

**Recommendation** - (1) Authorize continued participation in the California State Association of Counties II-Excess Insurance Authority program for the procurement of fire, property and extended coverage insurance; and (2) authorize payment of up to \$75,000 for the annual renewal premium payment to the joint venture of Robert F. Driver Associates and RFP Insurance Agency.

**Fiscal Impact** - Total fiscal impact is not to exceed \$75,000.

### 101 **Housing Opportunities for Persons with AIDS (HOPWA) Program Agreement (Countywide) (HCR96-045)**

**Recommendation** - Recommend that City Council (1) authorize implementation of the revised HOPWA Cycle IV formula grant from \$2,080,000 to \$1,912,000, (2) designate the Housing Commission as the direct fiscal agent for the HOPWA Program and delegate administration of the HOPWA program to the Executive Director, and (3) authorize a Memorandum of Understanding with the County of San Diego Department of Health Services to jointly administer the Cycle IV funds.

**Fiscal Impact** - HOPWA Cycle IV funds of \$1,912,000 will be made available for housing for very low income persons with AIDS/HIV.

### 102 **Fiscal Year 1995 Audit Reports (HCR96-028)**

**Recommendation** - Accept the Financial and Single Audits, the project audits, and the Management Letter prepared by Calderon, Jaham & Osborn for the fiscal year ending June 30, 1995.

**Fiscal Impact** - The cost for performing the various audits for FY95 was \$26,732.

### 103 **Resolution for Implementation of the Minimum Rent for the Public Housing Program (Citywide) (HCR96-052)**

**Recommendation** - Adopt the proposed resolution for the implementation of the HUD Regulation requiring a minimum rent of \$25 per month.

**Fiscal Impact** - The implementation of this regulation will incur administrative costs resulting from modification of the computer program for rent calculations and recalculation of the rent for the impacted residents. However, the actual fiscal impact of administrative costs is unknown at this time. It is anticipated that an increase of approximately \$469 in rent will be collected each month.

104 **Acceptance of an Offer to Purchase 559-565 61st Street (Council District 4) (HCR96-139)**

**Recommendation** - Recommend Housing Authority acceptance of the offer of \$130,000 to purchase the property located at 559-565 61st Street, submitted by Tony Trikas, and execution of documents by Executive Director.

**Fiscal Impact** - Approval of the staff recommendation would result in a net loss of approximately \$131,241 in loan funds and expenses.

105 **Acceptance of City Funds for the Provision of Supplemental Support to Neighborhood Housing Services, Inc. (District 3) (HCR96-056)**

**Recommendation** - (1) Accept \$8262 in additional Community Development Block Grant funds from the City for the purpose of providing supplemental support to Neighborhood Housing Services, Inc. and authorize any budget adjustment necessary to accommodate these additional funds in the FY96 Housing Commission Budget; (2) execute an amendment to Contract No. 0675 with NHS to incorporate the additional \$8262 to cover expenses related to supplemental housing-related services.

**Fiscal Impact** - An increase of \$8262 to the FY96 Budget and a corresponding expenditure of the same amount.

106 **Lease of 252 16th Street (Council District 8) (HCR96-057)**

**Recommendation** - Approve a ten year lease, with three five-year options, for the vacant lot at 252 16th Street to William G. Ayyad for development of a parking lot for Pacifica Villas tenants.

**Fiscal Impact** - Revenues of \$10 for the basic lease term and potential revenues of \$15 for the option periods.

107 **Debt Restructuring for 2633-39 "C" Street (Council District 8) (HCR96-055)**

**Recommendation** - Use non-recourse documents for the modification of the loan documents on the property located at 2633-39 "C" Street.

**Fiscal Impact** - None with this action.

108 **Loan Modifications (HCR96-032)**

**Recommendation** - Adopt a policy regarding modifying the terms on Housing Commission loans that are, or are in danger of becoming, financially unstable.

**Fiscal Impact** - None with this action.

109 **Future Urbanizing Area (FUA) - Del Mar Highlands Estates Affordable Housing Program (Council District 1) (HCR96-035)**

**Recommendation** - (1) Certify that the Del Mar Highlands Estates proposal meets applicable affordable housing requirements and inform City Council of certification prior to its reconsideration of the Planned Residential Development Permit and Development Agreement for the Del Mar Highlands Estates; (2) approve the proposed draft Development Agreement language and authorize execution of any documents.

**ADOPTION AGENDA - DISCUSSION/ACTION**

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

**FY97 HOUSING COMMISSION BUDGET ISSUES**

Discussion and Commission direction for FY97 Housing Commission budget issues.

**CLOSED SESSION**

I. Conference with Legal Counsel - anticipated litigation, pursuant to California Government Code Section 54956.9(c):

1. One (1) matter.

II. Pursuant to Section 54957.6, Conference with Labor Negotiator:

Agency Negotiator: Carrol Vaughan

Employee Organization: Service Employees International Union (SEIU), Local 535.

**ADJOURNMENT**

**NOTICE TO THE PUBLIC  
INFORMATIONAL REPORTS  
RELEASED ON MARCH 8, 1996**

The following informational reports have been issued to the Housing Commission Board and are available to the public. Please contact the Community Relations office of the Housing Commission to get a copy of these reports.

- HOME Interim Annual Performance Report – (HCR96-016)
- Housing Our Police (HOP) Status Report – (HCR96-051)
- Second Quarter FY96 Budget Status Report – (HCR96-048)

**For information contact:**

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