



Good Neighbors

San Diego Housing Commission

MINUTES

**SAN DIEGO HOUSING COMMISSION
MINUTES OF THE REGULAR MEETING
APRIL 14, 2006, 9:00 A.M.
COUNCIL COMMITTEE ROOM
SAN DIEGO, CALIFORNIA**

ATTENDANCE

Present were Chair Sal Salas and Commissioners Todd Gloria, Alice Tumminia and Tony Yip. Also present were Chuck Christensen, General Counsel and President and Chief Executive Officer Elizabeth Morris. Commissioner Jennifer Adams-Brooks was absent.

10 CALL TO ORDER

Chair Salas called the meeting to order at 9:10 a.m.

20 PUBLIC COMMENT

Melvin Stewart asked the board to reconsider a rehabilitation loan for which he previously applied. Chair Salas stated that this was a non-agenda item and asked that it be heard at a future date.

30 COMMISSIONER COMMENTS

Commissioner Gloria expressed his concerns regarding the recent legal settlement regarding the Inclusionary In-lieu fees. Chair Salas agreed with Commissioner Gloria's concerns and requested that a report be brought back to the board for discussion.

Commissioner Tumminia thanked staff for the public comments regarding the Annual Action Plan that she had requested at the last board meeting.

40 REPORT BY THE PRESIDENT AND CHIEF EXECUTIVE OFFICER

Ms. Morris talked about Secretary Jackson's testimony (a summary was handed out to the board) and commented on his disconcerting comments regarding Section 8 recipients. Finally, she added that she recently participated (not at the Housing Commission's expense) in a housing and community development study in the Netherlands stating it was a very interesting and worthwhile experience.

50 APPROVAL OF THE MINUTES

MOTION BY TUMMINIA TO APPROVE THE MARCH 3, 2006 REGULAR MEETING MINUTES. SECONDED BY GLORIA AND CARRIED ON A UNANIMOUS VOTE OF 4-0 WITH ADAMS-BROOKS ABSENT.

ACTION AGENDA

100 HCR06-28 Proposed Fiscal Year 2007 Budget

Carrol Vaughan and Tim Sturtevant Budget Officer gave a staff report.

Commissioner Yip received information regarding all related costs and revenues for the new office facility and the basis of allocating unrestricted sources to the various housing activities.

Chair Salas asked if the current reserves would be recaptured by HUD. Ms. Vaughan stated there is no indication that HUD will recapture public housing reserves but it is a possibility.

Ms. Morris added that HUD is leaning towards structuring public housing management more like the private sector property management. Private properties that we make loans to are required to maintain a minimum level of reserve.

Commissioner Tumminia asked if the management style were to change would all of the staff need to be trained accordingly. Ms. Vaughan stated that the Asset Management Department is currently running a pilot program for asset management training and when Resident Managers leave the agency they are replaced with people who have private sector management experience.

Commissioner Yip thanked staff for their help in answering his question and for a job well done on the budget binder.

MOTION BY YIP TO APPROVE **RECOMMENDATION 1** - HOUSING COMMISSION AND HOUSING AUTHORITY ADOPTION OF THE \$275.7 MILLION FY07 PROPOSED ACTIVITY BASED BUDGET (ATTACHMENT 1). SECONDED BY GLORIA AND CARRIED A UNANIMOUS VOTE OF 4-0 WITH ADAMS-BROOKS ABSENT.

MOTION BY GLORIA TO APPROVE **RECOMMENDATION 2** - HOUSING AUTHORITY DELEGATION OF AUTHORITY TO THE HOUSING COMMISSION TO AMEND THE FY07 BUDGET FOR AMOUNTS UP TO \$500,000. AS DESCRIBED ON PAGE 3 OF THIS REPORT, CONSISTENT WITH PRIOR DELEGATION OF THE HOUSING AUTHORITY AND WITH ADOPTED POLICIES, PROGRAMS AND ACTIVITIES. SECONDED BY YIP AND CARRIED A UNANIMOUS VOTE OF 4-0 WITH ADAMS-BROOKS ABSENT.

MOTION BY TUMMINIA TO APPROVE **RECOMMENDATION 3** - HOUSING COMMISSION DELEGATION OF AUTHORITY TO THE PRESIDENT & CEO TO AMEND THE FY07 BUDGET FOR AMOUNTS UP TO \$100,000, AS DISCUSSED ON PAGE 3 OF THIS REPORT, CONSISTENT WITH POLICIES, PROGRAMS AND ACTIVITIES APPROVED BY THE HOUSING COMMISSION AND HOUSING AUTHORITY.

SECONDED BY YIP AND CARRIED A UNANIMOUS VOTE OF 4-0 WITH ADAMS-BROOKS ABSENT.

CLOSED SESSION

The San Diego Housing Commission convened in closed session to discuss the following agenda:

- a. Conference with Legal Counsel-Existing Litigation pursuant to subdivision (c) of 54954.5 Government Code and subdivision (a) of Section 54956.9:

J& J Properties A, LLC v. San Diego Housing Commission, et al.
San Diego Superior Court Case No. GIC 858800

San Diego Housing Commission v. J&J Properties A, LLC
San Diego Superior Court Case No. GIC 858807

NO ACTION TAKEN

- b. Conference with Legal Counsel- Anticipated Litigation Claim pursuant to subdivision (c) of 54954.5 Government Code and subdivisions (c) of Section 54956.9:

One matter – *Anticipated Litigation against 446 Euclid Avenue, LLC*

BY A VOTE OF 4-0 BOARD GAVE COUNSEL INSTRUCTION TO INITIATE LITIGATION.

- c. Conference with Legal Counsel- Anticipated Litigation Claim pursuant to subdivision (c) of 54954.5 Government Code and subdivisions (c) of Section 54956.9:

One matter – *Anticipated Litigation against Akins 9, LLC*

INFORMATIONAL ONLY – COUNSEL WAS DIRECTED TO BRING BACK TO CLOSE SESSION AT THE NEXT BOARD MEETING.

- d. Conference with Legal Counsel- Anticipated Litigation pursuant to subdivision (c) of 54954.5 Government Code and subdivisions (b)(1) of Section 54956.9:

One matter – *Anticipated Litigation against SDHC*

BY A VOTE OF 4-0 BOARD GAVE COUNSEL INSTRUCTION CONCERNING POTENTIAL RESOLUTION OF THE ANTICIPATED LITIGATION.

ADJOURNMENT

Chair Salas adjourned the regular meeting at 10:40 a.m.

Respectfully submitted,

Angie Risotti
Executive Assistant to the President and CEO

**Signature on File
With Original Document**

Approved by,

Elizabeth C. Morris
President and CEO