



Good Neighbors

# San Diego Housing Commission

## MINUTES

**SAN DIEGO HOUSING COMMISSION  
MINUTES OF THE REGULAR MEETING  
JULY 7, 2006, 9:00 A.M.  
COUNCIL COMMITTEE ROOM  
SAN DIEGO, CALIFORNIA**

### **ATTENDANCE**

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

### **10 CALL TO ORDER**

Commissioner Yip called the meeting to order at 9:16 a.m.

### **20 PUBLIC COMMENT**

None

### **30 COMMISSIONER COMMENTS**

Commissioner Gloria congratulated Housing Finance and Development Project Manager Peter Armstrong for receiving the San Diego Housing Federation's John Craven Memorial Award.

### **40 REPORT BY THE PRESIDENT AND CHIEF EXECUTIVE OFFICER**

Ms. Morris talked about the FY2007 HUD Appropriations bill and that the Housing Commission received approximately 85% of the Public Housing Operating subsidy and 70% of Public Housing Capital subsidy.

### **50 APPROVAL OF THE MINUTES**

MOTION BY TUMMINIA TO APPROVE THE MAY 26, 2006 REGULAR MEETING MINUTES. SECONDED BY GLORIA AND CARRIED ON A UNANIMOUS VOTE OF 4-0 WITH SALAS ABSENT.

### **CONSENT AGENDA**

MOTION BY TUMMINIA TO APPROVE THE FOLLOWING ITEMS ON CONSENT:

**100    HCR06-42    Housing Authority Insurance Group Procurement for Insurance**

**Recommendation:** That the Housing Commission ratify a sole source contract in the amount of \$144,707 with the Housing Authority Insurance Group for the purpose of procuring Commercial Liability, Employment Practices, Public Official's Errors and Omissions, Terrorism and Mold or Other Fungus, Personal Property/Computer Equipment insurance effective from July 1, 2006 through June 30, 2007.

**101    HCR06-43    California State Association of Counties (CSAC) Excess Insurance Authority and California Public Entity Insurance Authority**

**Recommendation:** That the Housing Commission ratify a sole source contact in the amount of \$107,630 with Driver/Alliant Insurance Services for the purpose of procuring, through CSAC, All Risk Property Insurance including Flood on Real & Personal Property, Rental Income, Transit, EDP, Media & Extra Expense including Sabotage and Terrorism insurance with effective dates of March 31, 2006 to March 31, 2007.

**102    HCR06-44    United States Department of Housing and Urban Development's Super Notice of Funding Availability Applications (Citywide)**

**Recommendations:**

1. Ratify eleven (11) applications to HUD. Four (4) of the grants will fund self-sufficiency efforts to help housing-assisted families gain economic independence. Seven (7) of the grants will fund the Shelter Plus Care Program under the City's Continuum of Care. The applications include:
  - a. \$390,000 for Housing Choice Voucher Family Self-Sufficiency Program Coordinators;
  - b. \$130,000 for Public Housing Family Self-Sufficiency Program Coordinators;
  - c. \$200,000 for the Public Housing Neighborhood Networks Program;
  - d. \$350,000 for the Resident Opportunity and Self-Sufficiency - Family & Homeownership Program;
  - e. \$1,919,016 for one (1) new Shelter Plus Care grant and six (6) Shelter Plus Care renewal grants.
2. Request approval to forward to Housing Authority for authorization to revise the FY07 Housing Commission Budget to reflect the addition of awarded funds and authorize the Chief Executive Officer (CEO) to execute all required documents.

**104    HCR06-46    Award of Contract for Architectural Services at the University Canyon Site located at 2052-2095 Via Las Cumbres (Council District 6)**

**Recommendations:**

1. Approve the award of contract to M.W. Steele Group, Inc., in an amount not to exceed \$150,000 to undertake the feasibility analysis of creating additional units at University Canyon; and,
2. Authorize the President & Chief Executive Officer to execute all necessary documents.

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

**ACTION AGENDA**

**103    HCR06-45    Pension Consultant Contract**

Vice President and COO Carrol Vaughan gave a staff report.

Commissioner Gloria asked about the vendor workforce. Ms. Vaughan replied that the contract draft did not include the completed report and would get a copy out to him.

MOTION BY ADAMS-BROOKS TO AUTHORIZE THE PRESIDENT AND CHIEF EXECUTIVE OFFICER TO ENTER INTO A CONTRACT (ATTACHMENT 1) WITH THE EPLER COMPANY FOR PENSION CONSULTANT SERVICES WITH THE FOLLOWING TERMS: **1.** THE CONTRACT WILL BEGIN JULY 1, 2006 FOR A TERM OF THREE (3) YEARS WITH FOUR (4) ADDITIONAL ONE-YEAR OPTIONS; AND **2.** PENSION CONSULTANT SERVICES WILL NOT EXCEED \$35,000 IN ANY ONE (1) YEAR.

SECONDED BY TUMMINIA AND CARRIED ON A UNANIMOUS VOTE OF 4-0 WITH SALAS ABSENT.

**105    HCR06-47    FY06 Transitional Housing Program Grants**

General Counsel stated for the record that in regards to items L and M , Commissioner Yip's business partner is a non-paid member of the YWCA board and under the provisions of Government Code Section 1091.5 that constitutes there is a non-interest and Commissioner Yip is entitled to vote. A disclosure statement for Commissioner Adams-Brooks is referenced in the report.

Mr. George Shoemaker, CEO of Safe Harbor asked for reconsideration. Ms. Cissy Fisher stated it was staff's intention to meet with Safe Harbor after this process is complete.

MOTION BY YIP TO APPROVE FUNDING IN THE FORM OF ONE-YEAR GRANTS WITH AN OPTION TO CONTINUE FUNDING FOR ONE ADDITIONAL YEAR, AND AUTHORIZE THE CHIEF EXECUTIVE OFFICER TO EXECUTE CONTRACTS, IN A FORM ACCEPTABLE TO GENERAL COUNSEL, TO CONTINUE PARTIAL FUNDING FOR ONE YEAR OF OCCUPANCY AND ADMINISTRATIVE EXPENSES FOR THE FOLLOWING TRANSITIONAL HOUSING PROGRAMS:

- A. EPISCOPAL COMMUNITY SERVICES IN THE AMOUNT OF \$29,925 FOR THE DOWNTOWN SAFE HAVEN PROGRAM, A 28-BED PROGRAM FOR THE HOMELESS MENTALLY ILL.**
- B. EPISCOPAL COMMUNITY SERVICES IN THE AMOUNT OF \$53,100 FOR THE JULIAN'S SANCTUARY PROGRAM, A 33-BED PROGRAM FOR WOMEN AND CHILDREN FLEEING DOMESTIC VIOLENCE.**

- C. **MENTAL HEALTH SYSTEMS** IN THE AMOUNT OF \$80,000 FOR THE SERIAL INEBRIATE PROGRAM, A 12-BED PROGRAM FOR ADULTS.
- D. **THE SALVATION ARMY** IN THE AMOUNT OF \$106,920 FOR THE STEPS PROGRAM, A 40-BED PROGRAM FOR MEN IN THE DOWNTOWN AREA;
- E. **SAN DIEGO SECOND CHANCE** IN THE AMOUNT OF \$106,850 FOR SECOND CHANCE TRANSITIONAL HOUSING, A 32-BED PROGRAM FOR ADULTS IN THE CITY HEIGHTS, JAMACHA, COLLEGE, AND CHOLLAS VIEW AREAS;
- F. **SAN DIEGO YOUTH AND COMMUNITY SERVICES** IN THE AMOUNT OF \$30,000 FOR FOSTER CARE GRADUATE HOUSING, A 14-BED PROGRAM FOR YOUNG ADULTS THAT HAVE BEEN RECENTLY EMANCIPATED FROM FOSTER CARE;
- G. **ST. VINCENT DE PAUL VILLAGE, INC.** IN THE AMOUNT OF \$153,216 FOR THE FAMILY LIVING CENTER, A 110-BED PROGRAM FOR FAMILIES IN THE DOWNTOWN AREA;
- H. **ST. VINCENT DE PAUL VILLAGE, INC.** IN THE AMOUNT OF \$136,857 FOR THE FRESH START PROGRAM, A 150-BED PROGRAM FOR MEN IN THE DOWNTOWN AREA;
- I. **ST. VINCENT DE PAUL VILLAGE, INC.** IN THE AMOUNT OF \$87,281 FOR THE STEP PROGRAM, A 35-BED PROGRAM FOR WOMEN IN THE DOWNTOWN AREA;
- J. **VIETNAM VETERANS** IN THE AMOUNT OF \$57,000 FOR WELCOME HOME, A 24-BED PROGRAM FOR VETERAN FAMILIES IN THE VALENCIA PARK AREA;
- K. **YMCA YOUTH AND FAMILY SERVICES** IN THE AMOUNT OF \$26,933 FOR TURNING POINT, TO PROVIDE 8 BEDS FOR YOUTH IN THE CITY HEIGHTS AREA;
- L. **YWCA OF SAN DIEGO COUNTY** IN THE AMOUNT OF \$42,892 FOR BECKY'S HOUSE, TO PROVIDE 27 BEDS FOR WOMEN AND CHILDREN FLEEING DOMESTIC VIOLENCE; AND
- M. **YWCA OF SAN DIEGO COUNTY** IN THE AMOUNT OF \$79,540 FOR PASSAGES, A 49-BED PROGRAM FOR WOMEN IN THE DOWNTOWN AREA.

SECONDED BY TUMMINIA AND CARRIED ON A UNANIMOUS VOTE OF 4-0 WITH SALAS ABSENT.

**106    HCR06-48    Final Authorization to Issue Multifamily Housing Revenue Bonds for Del Sol Apartments**

Commissioner Yip asked if the tax credits have been received. Mr. Armstrong stated they have already received the tax credits.

MOTION BY YIP TO RECOMMEND THAT THE HOUSING AUTHORITY AUTHORIZE THE ISSUANCE OF TAX-EXEMPT MULTIFAMILY HOUSING REVENUE BONDS IN AN AMOUNT NOT TO EXCEED \$12,421,531 FOR THE ACQUISITION AND CONSTRUCTION OF THE 91-UNIT DEL SOL APARTMENTS BY WAKELAND HOUSING AND DEVELOPMENT CORPORATION AND ITS AFFILIATE, DEL SOL APARTMENTS, L.P.,

LOCATED AT 3606-3690 DEL SOL BOULEVARD IN THE OTAY MESA-NESTOR COMMUNITY. SECONDED BY ADAMS-BROOKS AND CARRIED ON A UNANIMOUS VOTE OF 4-0 WITH SALAS ABSENT.

**107    HCR06-49    Contract Amendment to the Independent Audit Contract**

Director of Financial Services Ed Mauk gave a staff report.

Ms. Morris added the Housing Commission chose to move away from piggy backing with the City's auditing firms and had the Reznick Group perform the audit last year. The audit contained no findings.

MOTION BY ADAMS-BROOKS THAT THE HOUSING COMMISSION AMEND THE INDEPENDENT AUDITOR CONTRACT WITH THE REZNICK GROUP P. C. TO PROVIDE FOR AN ADDITIONAL FINANCIAL AUDIT OF THE SAN DIEGO HOUSING COMMISSION'S FISCAL YEAR 2003 AND 2004 FINANCIAL RECORDS. THE AMENDMENT WILL INCREASE THE CURRENT CONTRACT BY AN ADDITIONAL \$90,000 FOR FISCAL YEAR 2003 AND AN ADDITIONAL \$85,000 FOR FISCAL YEAR 2004 WITH APPROVAL TO AMEND THE FY2007 BUDGET ACCORDINGLY. SECONDED BY TUMMINIA AND CARRIED ON A UNANIMOUS VOTE OF 4-0 WITH SALAS ABSENT.

**ADJOURNMENT**

Commissioner Yip adjourned the regular meeting at 10:05 a.m.

Respectfully submitted,

Approved by,

Angie Risotti  
Executive Assistant to the President and CEO

Elizabeth C. Morris  
President and CEO