



Good Neighbors

# San Diego Housing Commission

## MINUTES

**SAN DIEGO HOUSING COMMISSION  
MINUTES OF THE REGULAR MEETING  
SEPTEMBER 15, 2006, 9:00 A.M.  
COUNCIL CHAMBERS  
SAN DIEGO, CALIFORNIA**

### **ATTENDANCE**

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

### **10 CALL TO ORDER**

Chair Salas called the meeting to order at 9:17 a.m.

### **20 PUBLIC COMMENT**

None

### **30 COMMISSIONER COMMENTS**

Commissioner Adams-Brooks gave staff kudos for their work with the Inclusionary Program.

### **40 REPORT BY THE CHIEF OPERATING OFFICER**

Ms. Vaughan commented on the recent passing of former Commissioner Shuf Swift at the age of 85 and stated that there were no services planned. Ms. Vaughan announced that HUD withdrew approval of the Housing Commission's two project groupings under the asset management requirements; however, HUD did approve the fall back plan for six project groupings. She also reported that outreach meetings will begin next week at various residential sites to discuss the Public Housing Disposition Plan.

**50     APPROVAL OF THE MINUTES**

MOTION BY GLORIA TO APPROVE THE AUGUST 4, 2006 SPECIAL MEETING MINUTES. SECONDED BY YIP AND CARRIED ON A UNANIMOUS VOTE OF 5-0.

MOTION BY YIP TO APPROVE THE AUGUST 18, 2006 REGULAR MEETING MINUTES. SECONDED BY ADAMS-BROOKS AND CARRIED ON A UNANIMOUS VOTE OF 5-0.

**CONSENT AGENDA**

MOTION BY YIP TO APPROVE THE FOLLOWING ITEMS ON CONSENT:

**100   HCR06-61       Award of Contract to Remove/Replace Concrete Parking Lot (District 8)**

**Recommendation:** Recommend the Housing Commission approve the award of a contract to Heffler Company, Inc., the second lowest responsive bidder, for \$111,000 with a ten percent contingency (\$11,000), and authorize the President & Chief Executive Officer to execute the contract (Attachment 1) and expend the contingency, if necessary, for items not anticipated in the original scope of work.

**101   HCR06-62       Award of Contract for Tree and Shrub Maintenance (Citywide)**

**Recommendations 1:** Approve the award of a one-year contract to Aztec Landscaping, Inc. for \$113,830 with the option to renew for two (2) additional one-year periods.

**Recommendations 2:** Authorize the President & Chief Executive Officer to execute the contract (Attachment 1).

**103   HCR06-64       Defined Contribution Pension Plan Document Revisions**

**Recommendation 1:** Approve the amended San Diego Housing Commission Pension Defined Contribution Plan that was prepared by the Housing Commission's pension advisor, The Epler Company, and forward to the Housing Authority for final approval.

**Recommendation 2: A.** That the Housing Authority authorize the CEO to implement all future mandatory legislative compliance revisions to the Defined Contribution Plan with submission to and approval by the IRS as appropriate, and to the Service Agreement provided that the proposed changes are only to ensure the Pension Plan is in compliance with IRS requirements;

**B.** That the Housing Authority delegate to the Housing Commission future optional changes to the Defined Contribution Pension Plan.

SECONDED BY ADAMS-BROOKS AND CARRIED ON A UNANIMOUS VOTE OF 5-0.

**ACTION AGENDA**

**102    HCR06-63    Continued Support for the City-County Reinvestment Task Force**

Commissioner Gloria asked about the overall budget. Ms. Vaughan replied the total budget is under \$200,000 per year and funding for the Reinvestment Task Force comes from the City of San Diego, County of San Diego and periodic funding from grants and various fundraising activities.

Commissioner Gloria asked about the Housing Commission's role. Ms. Vaughan replied that the Housing Commission was directed by the City Manager several years ago to act as the fiscal agent for the Reinvestment Task Force. The County of San Diego provides office space and office supplies.

MOTION BY TUMMINIA TO AUTHORIZE THE PRESIDENT AND CHIEF EXECUTIVE OFFICER (CEO) TO EXECUTE, WITH REVIEW BY GENERAL COUNSEL, A CONTRACT IN THE AMOUNT OF \$127,464 WITH JAMES BLEISNER TO ACT AS RTF DIRECTOR AND CONTINUE ACTIVITIES OF THE CITY-COUNTY REINVESTMENT TASK FORCE FROM JULY 1, 2006 (RETROACTIVELY) TO JUNE 30, 2007. THE CONTRACT COVERS CURRENT SALARY, A TWO AND ONE HALF PERCENT (2½%) COST OF LIVING ADJUSTMENT, TO EXTEND THE AGREEMENT FOR UP TO THREE (3) SUCCESSIVE ANNUAL PERIODS, AND A BENEFIT PACKAGE THAT IS COMMENSURATE WITH OTHER HOUSING COMMISSION EMPLOYEES. SECONDED BY YIP AND CARRIED ON A UNANIMOUS VOTE OF 5-0.

**104    HCR06-65    Changes in Hotel Metro/434 Financial Structure to Generate Funds for Shelter Program (Council District 2)**

*This item was pulled from the agenda. Ms. Vaughan stated that this item was anticipated to be heard at the September 26, 2006 Housing Authority and Redevelopment meeting. However, required CCDC approvals have not been finalized and so this item will be brought back to the board.*

**105    HCR06-66    Final Authorization to Issue Multifamily Housing Revenue Bonds for Studio 15**

General Counsel stated for the record that Chair Salas and Commissioner Yip have non interests as defined in Government Code Section 1091.5 and may vote on this matter. Ms. Morris, although not voting or eligible to vote on this matter also has a non interest in this matter, as defined in Government Code Section 1091.5.

Project Manager Peter Armstrong gave a staff report.

Commissioner Tumminia asked about the units' square footage. Supervisor Wendy DeWitt stated that the units are completely furnished with modular furniture and built-ins and higher ceilings

give it a spacious look. Ms. Fisher added that because the units are located near the 12<sup>th</sup> and Imperial transit station, tenants would not need to own a vehicle.

MOTION BY GLORIA TO AUTHORIZE THE ISSUANCE OF TAX-EXEMPT MULTIFAMILY HOUSING REVENUE BONDS IN AN AMOUNT NOT TO EXCEED \$20,500,000 FOR THE ACQUISITION AND CONSTRUCTION OF THE 275-UNIT STUDIO 15 PROJECT BY AFFIRMED HOUSING GROUP (AFFIRMED) AND ITS AFFILIATE, STUDIO 15 HOUSING PARTNERS, LLC, LOCATED AT 15<sup>TH</sup> STREET AND IMPERIAL AVENUE IN DOWNTOWN SAN DIEGO. SECONDED BY ADAMS-BROOKS AND CARRIED ON A UNANIMOUS VOTE OF 5-0.

**CLOSED SESSION**

Closed session agenda was not discussed.

**ADJOURNMENT**

Commissioner Salas adjourned the regular meeting at 9:52 a.m.

Respectfully submitted,

Angie Risotti  
Executive Assistant to the President and CEO

**Signature on File  
With Original Document**

Approved by,

Carrol Vaughan  
Vice President and COO