



Good Neighbors

San Diego
Housing Commission

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HOUSING COMMISSION AGENDA

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Questions Regarding Agenda Items: For specific questions regarding any item on the Housing Commission agenda, please contact **Bridgit Alexander at 619-578-7552**. Internet access to agendas and reports is available at <http://sdhc.net/CommissionAgenMinRpts.shtml>

**SAN DIEGO HOUSING COMMISSION
AGENDA FOR THE REGULAR MEETING
FEBRUARY 4, 2005, 9:00 A.M.
COUNCIL COMMITTEE ROM
12TH FLOOR, 202 C STREET
SAN DIEGO, CALIFORNIA**

ITEMS

10 CALL TO ORDER

Commissioners Jennifer Adams-Brooks, Tyler Cramer, Robert Grinchuk, Leeandrus Knight, Sal Salas, Alice Tumminia and Tony Yip

20 PUBLIC COMMENT

At this time individuals 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 minutes. Pursuant to the Brown Act, the Commission can take no action. Please fill out a **SPEAKER REQUEST FORM** and submit it to the secretary prior to the meeting.

30 COMMISSIONER COMMENTS

40 REPORT BY THE PRESIDENT AND CHIEF EXECUTIVE OFFICER



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 HCR05-11 Award of Contract for Kitchen/Bathroom Upgrades at 4451-4459 Market Street. (Council District 4)

Recommendation: Recommend the Housing Commission approve the award of a contract to Strong Arm Construction for \$232,000 and authorize the President and 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 HCR05-12 Award of Contract for the Improvements at the Fulton, Saranac and Golfcrest Sites (Council Districts 6 & 7)

Recommendation 1: That the Housing Commission recommend to the Housing Authority that the request for relief of bid of the apparent low bidder HAR Construction, Inc., be approved.

Recommendation 2: That the Housing Commission recommend to the Housing Authority that it deny the request for relief of bid of the apparent second low bidder ORION Construction due to failure to comply with the applicable requirements of Public Contract Code Section 5103.

Recommendation 3: That the Housing Commission recommend to the Housing Authority that it award the contract to ORION Construction Corporation for \$2,284,800 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.

102 HCR05-13 Proposed Loan Increase to “Affirmed Family Housing Partners – Creekside, LLC” for New Construction of “Creekside Trails” (Council District 8)

Recommendation: That the Housing Commission approve a maximum \$970,000 increase to the existing Creekside Trails loan, raising the total loan amount from \$1,830,000 to \$2,800,000, to pay for additional costs of construction upon the terms and conditions discussed in this report.

103 **HCR05-14** **Increase in the maximum income restrictions for St. Stephens Senior Apartments (Council District 4)**

Recommendation: That the Housing Commission approve an increase in the maximum income occupancy restriction from fifty percent of Area Median Income to sixty percent of Area Median Income for forty-seven units, which would not affect rents charged to qualified tenants.

104 **HCR05-15** **Recommendation(s) of Ad Hoc Committee Concerning San Diego Housing Commission Retirement Plan**

Recommendation 1: The Ad Hoc Retirement Committee recommends that the Board of Commissioners of the San Diego Housing Commission not recommend the implementation of any changes to the Defined Contribution Plan and that any further action on this matter, if any, be tabled for a period of no less than two (2) years.

Recommendation 2: That the Ad Hoc Committee, with the aid and assistance of special and general counsel open labor negotiations with the Union in accordance with the Union's prior written request and the Ad Hoc Committee report back to the full Board with its recommendations.

CLOSED SESSION

It is anticipated that the San Diego Housing Commission will convene in closed session on Friday, February 4, 2005, at 9:00 a.m. with the following agenda:

- I. Announcement by Counsel of the Matters to be discussed in Closed Session and the basis upon which each will be discussed, as referenced within the Brown Act.
- II. Public Testimony and Comment, if any, concerning any matter on the Closed Session Agenda, IV a. and/or b.
- III. Commissioner public comments, if any.
- IV. Commission will convene in closed session to consider the following agenda:

Conference with Legal Counsel-Existing Litigation Government Code Section 54956.9 (c)

1. San Diego Housing Commission vs. Strongly Oriented for Action, San Diego Superior Court Case No. GIC 830901

Counsel's Description of General Nature of Closed Session:

Commission will be updated on the status of the litigation and direction to counsel concerning potential settlement and status of the same.

2. San Diego Housing Commission vs. Richard Frank Lagerveld and Does 1 through 50, inclusive; San Diego Superior Court Case No. IC 841718

Counsel's Description of General Nature of Closed Session:

Commission will be on the status of the litigation.

- V. Announcement of Actions Taken in Closed Session.
- VI. Adjournment.

**INFORMATIONAL REPORTS ISSUED SINCE THE LAST
HOUSING COMMISSION MEETING ON JANUARY 14, 2005**

**HCR05-08 Notice of Settlement of Pending Litigation – Second Quarter FY
2005 (Citywide)**