



Good Neighbors

San Diego  
Housing Commission

# MINUTES

**SAN DIEGO HOUSING COMMISSION  
MINUTES OF THE REGULAR MEETING  
FEBRUARY 4, 2005, 9:00 A.M.  
CITY ADMINISTRATION BUILDING  
SAN DIEGO, CALIFORNIA**

## **ATTENDANCE**

Present: Commissioners Salas, Adams-Brooks, Cramer, Grinchuk, Knight, Tumminia and Yip. Also present were President and Chief Executive Officer Elizabeth Morris and Charles Christensen, General Counsel.

## **10 CALL TO ORDER**

Chair Salas called the meeting to order at 9:11 a.m.

## **20 PUBLIC COMMENT**

None.

## **30 COMMISSIONER COMMENTS**

Chair Salas stated it was Commissioner Grinchuk last meeting and thanked him for his dedication to affordable housing during the past six years.

## **40 REPORT BY THE PRESIDENT AND CEO**

Ms. Morris commented that this week the Land Use and Housing Committee of the City Council spent several hours reviewing housing recommendations from the San Diego Regional Chamber of Commerce. It is important that the business community is coming forward with great concerns regarding housing affordability issues and making a series of fairly specific recommendations. She added that the City Council's dedication of time and energy in addressing these issues is noteworthy.

## **CONSENT AGENDA**

MOTION BY YIP TO APPROVE THE FOLLOWING ITEM ON CONSENT:



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

**Recommendation:** That 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.

**103    HCR05-14    Increase in the Maximum Income Restrictions for St. Stephens Senior Apartments (Council District 4)**

**Recommendation:** That the Housing Commission approves 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.

SECONDED BY ADAMS-BROOKS AND CARRIED ON A UNANIMOUS VOTE OF 7-0.

**ACTION AGENDA**

**101    HCR05-12    Award of Contract for the Improvements at the Fulton, Saranac and Golfcrest Sites (Council Districts 6 & 7)**

Contract Analyst Maurcell Gresham provided a staff report.

Commissioner Tumminia asked if it's illegal to go out for additional bids and can we say no to Orion Construction bid. Counsel stated that you might reject all bids and start the bidding process over again.

Commissioner Cramer asked why is the project so problematic with bids. Mr. Snyder replied that two different bidders provided documentation with clerical errors. He stated since the October 2004 fires it's been very difficult to get bids due to the lack of contractor's availability. Adding, this was a very complicated project with very tight timelines.

MOTION BY ADAMS-BROOKS THAT NO ACTION BE TAKEN ON THE RECOMMENDATIONS, ALL BIDS BE REJECTED AND RESTART THE BIDDING PROCESS. SECONDED BY TUMMINIA AND CARRIED ON A UNANIMOUS VOTE OF 7-0.

**102    HCR05-13    Proposed Loan Increase to "Affirmed Family Housing Partners Creekside, LLC" for New Construction of "Creekside Trails"**

**(Council District 8)**

Financial Specialist Joe Corriera provided a staff report.

Commissioner Yip asked if the appraised value of the project is based on the completion of the project. Ms. Fisher stated that the loan is well secured because of the substantial equity contributions from the 9% tax credit program.

MOTION BY CRAMER TO 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. SECONDED BY GRINCHUK AND CARRIED ON A UNANIMOUS VOTE OF 7-0.

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

Commissioner Yip provided a report for the Ad Hoc Committee.

Commissioner Cramer stated that he strongly supports the conclusion, adding his only concern involving outside legal counsel with negotiations. Counsel replied that the intent would be that an outside lawyer will be utilized only for questions and would probably not be involved in the negotiations.

Commissioner Adams-Brooks stated that the Ad Hoc Committee is very sensitive and appreciative of the working relationship of our staff with union.

MOTION BY ADAMS-BROOKS TO APPROVE **RECOMMENDATION 1:** THAT 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 YEARS. SECONDED BY YIP AND CARRIED ON A UNANIMOUS VOTE OF 7-0.

MOTION BY YIP TO APPROVE **RECOMMENDATION 2:** THAT THE AD HOC COMMITTEE, WITH THE AID AND ASSISTANCE OF SPECIAL AND GENERAL COUNSEL OPEN LABOR NEGOTIATIONS AND THE AD HOC COMMITTEE REPORT BACK TO THE FULL BOARD WITH ITS RECOMMENDATION. SECONDED BY TUMMINIA AND CARRIED ON A UNANIMOUS VOTE OF 7-0.

**CLOSED SESSION**

The Housing Commission convened in closed session with the following agenda:

- a. 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

NO ACTION TAKEN, INFORMATIONAL ONLY

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

NO ACTION TAKEN, INFORMATIONAL ONLY

**ADJOURNMENT**

Chair Salas adjourned the regular meeting at 10:20 a.m.

Respectfully submitted,

**Signature on File  
With Original Document**

Approved by,

Angie Risotti  
Executive Assistant to the President and CEO

Elizabeth C. Morris  
President and CEO