



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
JUNE 3, 2005, 9:00 A.M.
COUNCIL COMMITTEE ROOM
12TH FLOOR, 202 C STREET
SAN DIEGO, CALIFORNIA**

ITEMS

10 CALL TO ORDER

Commissioners Jennifer Adams-Brooks, Tyler Cramer, Leeandrus Knight, Sal Salas, Howard Silldorf, 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



A state agency authorized by the City of San Diego

50 APPROVAL OF THE MINUTES

Approval of the minutes of the May 6, 2005 regular meeting and the May 20, 2005 special meeting.

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 HCR05-49 Award of Contract for Site & Building Repairs at Various Public Housing Sites (Council District 8)

Recommendation: That the Housing Commission approve the award of a contract to Strong Arm Construction for \$115,000 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 at various public housing sites located in the City of San Diego.

101 HCR05-50 Award of Contract for Financial and Single Audits for Fiscal Years 2005 – 2009

Recommendation: It is the Audit Committee's recommendation that the Housing Commission authorize the President and Chief Executive Officer (CEO) to execute a contract with the Reznick Group for the performance of Financial and Single Audits and various project audits for Fiscal Years 2005 through 2009 on a fixed price basis for five years for a cumulative total cost of \$435,000. Note: The FY05 audit cost will be \$65,000.

Recommendation: That the Housing Commission revise the Fiscal Year 2005 and 2006 budgets by transferring \$24,518 and \$47,518 respectively from Local Reserves to Audit Services.

102 HCR05-51 Housing Authority Insurance Group Procurement for Insurance

Recommendation: Ratify a sole source contract in the amount of \$139,435 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 insurance effective from July 1, 2005 through June 30, 2006.

103 **HCR05-52** **U.S. Department of Housing and Urban Development
Super Notice of Funding Availability (SuperNOFA)
Applications (Citywide)**

Recommendation:

- 1) Authorize or ratify grant applications under the 2005 SuperNOFA for:
 - Resident Opportunities and Self-Sufficiency (ROSS) Resident Services Delivery Model-Family program;
 - Neighborhood Networks program;
 - Public Housing Family Self-Sufficiency Coordinators grant;
 - Housing Choice Voucher Family Self-Sufficiency Coordinators grant;
 - Five Shelter Plus Care renewal grants;
- 2) Seek Housing Authority approval to amend the FY06 Housing Commission Budget to reflect the addition of awarded funds;
- 3) Authorize the CEO to execute all required documents.

104 **HCR05-53** **Housing Trust Fund Transitional Housing Grants
(Council Districts 2, 3, 4, 7, and 8)**

Recommendation: That the Housing Commission approve funding in the form of one-year grants and authorize the Chief Executive Officer to execute contracts, in a form acceptable to General Counsel, to continue partial funding of occupancy and administrative expenses for the following transitional housing programs:

- a. **Catholic Charities** in the amount of \$12,206 for the House of Rachel, which will provide five beds in the Mission Hills area.
- b. **Episcopal Community Services** in the amount of \$29,925 for the Downtown Safe Haven program, a 28-bed program for the Homeless Mentally Ill.
- c. **Episcopal Community Services** in the amount of \$59,000 for the Julian's Sanctuary program, a 33-bed program for women and children fleeing domestic violence.
- 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 Safe Harbor, Inc.** in the amount of \$25,000 for Safe House, a 6-bed program for men in the Golden Hill area;
- f. **San Diego Second Chance** in the amount of \$50,600 for Second Chance Transitional Housing, a 14-bed program for adults in the City Heights, Jamacha, College, and Chollas View areas;
- g. **St. Vincent de Paul Village, Inc.** in the amount of \$145,920 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 \$130,340 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 \$83,125 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 \$29,925 for Turning Point, to provide 8 beds for youth in the City Heights area;
- l. **YWCA of San Diego County** in the amount of \$40,850 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.
- n. **Mental Health Systems** in the amount of \$80,000 for the Alcohol and Other Drug Treatment Program, a 12-bed program for Serial Inebriates in the City Heights area.

CLOSED SESSION

It is anticipated that the San Diego Housing Commission will convene in closed session on Friday, June 3, 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:
- I. Public Testimony and Comment, if any, concerning any matter on the Closed Session Agenda, IV. a.
- II. Commissioner public comments, if any.
- III. Commission will convene in closed session to consider the following agenda:
 - a. Real Property Negotiations

Conference with Real Property Negotiator – Pursuant to California Government Code Section 54954.5(b) and 54956.8:

Property: 1625 Newton Avenue (“the Property”) currently owned by the San Diego Housing Commission.

Commission Negotiators: Sal Salas, Elizabeth Morris, Carrol Vaughan, and Steve Snyder for the San Diego Housing Commission.

Negotiating Parties: Concordia Communities, LLC, or approved affiliate.

Under Negotiation: Terms of Payment-Extension of time to make payment due to continuance of the matter at the Housing Authority meeting of May 24, 2005.

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

**INFORMATIONAL REPORTS ISSUED SINCE THE LAST
SPECIAL HOUSING COMMISSION MEETING ON MAY 20, 2005**

- HCR05-37 Notice of Settlement of Pending Litigation – Third Quarter FY 2005 (Citywide)**
- HCR05-40 Activity Performance Report – Third Quarter FY 2005 (Citywide)**