



Good Neighbors

San Diego
Housing Commission

MINUTES

**SAN DIEGO HOUSING COMMISSION
MINUTES OF THE REGULAR MEETING
JUNE 3, 2005, 9:00 A.M.
CITY ADMINISTRATION BUILDING
SAN DIEGO, CALIFORNIA**

ATTENDANCE

Present: Commissioners Jennifer Adams-Brooks, Tyler Cramer, Sal Salas, Howard Silldorf, Alice Tumminia and Tony Yip. Commissioner Leeandrus Knight was absent. 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 9:13 a.m.

20 PUBLIC COMMENT

None.

30 COMMISSIONER COMMENTS

General Counsel Charles Christensen discussed the Living Wage Ordinance.

40 REPORT BY THE PRESIDENT & CEO

Ms. Morris clarified the upcoming meeting schedule stating that the Commissioners' Workshop would replace the June 24, 2005 regularly scheduled Housing Commission Meeting and the July 15, 2005 Housing Commission Meeting is canceled and there will be a Special Housing Commission Meeting on July 8, 2005.

50 MINUTES

A MOTION BY ADAMS-BROOKS TO APPROVE REGULAR MEETING MINUTES OF MAY 6, 2005. SECONDED BY YIP CARRIED ON A VOTE OF 6-0 WITH KNIGHT ABSENT.



A MOTION BY TUMMINIA TO APPROVE REGULAR MEETING MINUTES OF MAY 20, 2005. SECONDED BY SILLDORF CARRIED ON A VOTE OF 5-0 WITH ADAMS-BROOKS ABSTAINING AND KNIGHT ABSENT.

CONSENT AGENDA

MOTION BY SILLDORF TO APPROVE THE FOLLOWING ITEM ON CONSENT:

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 & CEO to execute the contract 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.

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 President & CEO to execute all required documents.

THE MOTION WAS SECONDED BY CRAMER AND CARRIED ON A UNANIMOUS VOTE OF 6-0 WITH KNIGHT ABSENT.

ACTION AGENDA

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

Vice-President & COO Carrol Vaughan provided a staff report.

Commissioner Tumminia asked why not choose the lowest bidder. Ms. Vaughan replied that while the procurement regulation requires selection of the lowest and most responsible bid, the experience of the firm and the desire for a fresh look at our finances justifies choosing the higher bid.

Commissioner Silldorf asked if we should incorporate in the recommendation that we request bids again in a year. Ms. Morris replied that when a new audit firms begins to work with an organization there is a large startup cost and two years would be more appropriate.

Commissioner Cramer asked if the ancillary benefits of the auditor would be of assistance. Ms. Morris replied that it would be of great value if the recommended firm, Reznick, has the capacity to provide that type of service. Ms. Vaughan added that Reznick provides consulting services to HUD's REAC Centers developing and monitoring systems for housing authorities across the U.S.

MOTION BY YIP TO APPROVE RECOMMENDATION 1. AUTHORIZING THE PRESIDENT & 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 2007. NOTE: THE FY05 AUDIT COST WILL BE \$65,000 AND; RECOMMENDATION 2. REVISE THE FISCAL YEAR 2005 AND 2006 BUDGETS BY TRANSFERRING \$24,518 AND \$47,518 RESPECTIVELY FROM LOCAL RESERVES TO AUDIT SERVICES.

SECONDED BY SILLDORF AND CARRIED ON A UNANIMOUS VOTE OF 6-0 WITH KNIGHT ABSENT.

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

General Counsel clarified some conflict language contained on page three of the report. He indicated that the Salvation Army and San Diego Safe Harbor are 501(C) (3) organizations. Both Ms. Morris and Commissioner Adams-Brooks are non-paid officers

and directors on those boards. The statement that Ms. Adams-Brooks does not have any decision making authority should be stricken; it is correct that she did not participate in the RFQ Review Committee. Under the provisions of Government Code Section 1091.5 (a) (7) and (a) 8 both Ms. Morris and Ms. Adams-Brooks have non-interests for the purpose of Government Code 1090. Ms. Adams-Brooks is entitled to vote in this matter. Commissioner Yip's partner is a non-paid member of the YWCA board and under the provisions of Government Code Section 1091.5 (a) (7) and (a) (8) there is a non-interest and Commissioner Yip is entitled to vote.

Program Analysts Ann Kern and Diana Spyridonidis provided a staff report.

Commissioner Cramer asked what would happen to the agencies that do not receive the amount requested. Ms. Kern replied that the recommendation was to fund these grants at last years funding levels.

A MOTION BY TUMMINIA TO 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, 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;

M. YWCA OF SAN DIEGO COUNTY IN THE AMOUNT OF \$79,540 FOR PASSAGES, A 49-BED PROGRAM FOR WOMEN IN THE DOWNTOWN AREA; AND

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.

SECONDED BY SILLDORF AND CARRIED ON A UNANIMOUS VOTE OF 6-0 WITH KNIGHT ABSENT.

COMMISSIONER CRAMER ASKED ABOUT LINKAGE FEES AND CONDO CONVERSION. MS. MORRIS PROVIDED THE UPDATE.

CLOSED SESSION

The Housing Commission convened in closed session with 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.

BY A VOTE OF 5-1, WITH KNIGHT ABSENT AND CRAMER ABSTAINING DIRECTIONS WERE GIVEN TO THE COMMISSION'S NEGOTIATORS TO EXTEND THE TIME TO BRING BEFORE HOUSING AUTHORITY FOR APPROVAL FOR 60 DAYS AND WITH OPTION TO THE COMMISSION TO EXTEND AN ADDITIONAL 60 DAYS WITH THE CLOSING DATE TO BE 60 DAYS FROM THE APPROVAL BY THE HOUSING AUTHORITY.

ADJOURNMENT

Chair Salas adjourned the regular meeting at 11:18 a.m.

Respectfully submitted,

Angie Risotti
Executive Assistant to the President and CEO

**Signature on File
With Original Document**

Approved by,

Elizabeth C. Morris
President and CEO

