



Good Neighbors

San Diego  
Housing Commission

# MINUTES

**SAN DIEGO HOUSING COMMISSION  
MINUTES OF THE SPECIAL MEETING  
AUGUST 26, 2005, 9:00 A.M.  
CITY ADMINISTRATION BUILDING  
SAN DIEGO, CALIFORNIA**

## **ATTENDANCE**

Present: Commissioners Tyler Cramer, Leeandrus Knight, Sal Salas, Tony Yip, Alice Tumminia. Also present was Charles Christensen, General Counsel and Carrol Vaughan, Vice-President and Chief Operating Officer. Commissioner Adams-Brooks and President and Chief Executive Office Elizabeth Morris were absent.

## **10 CALL TO ORDER**

Chair Salas called the meeting to order at 9:08 a.m.

## **20 PUBLIC COMMENT**

Mr. Hector Romero representing HAR Construction, Inc. commented on today's closed session agenda.

## **30 COMMISSIONER COMMENTS**

Chair Salas announced the passing of Ms. Morris' husband.

## **40 REPORT BY THE VICE-PRESIDENT AND COO**

Ms. Vaughan stated that, after several delays in docketing, the proposed Sale of Newton Avenue facility is scheduled be heard at the next Housing Authority meeting on September 13, 2005. She also announced that HUD Secretary Alfonso Jackson will be speaking at the Southern California Housing Summit on September 19, 2005 in Ontario, CA and invited the Board to attend.

## **50 MINUTES**

MOTION BY TUMMINIA TO APPROVE THE MINUTES OF THE JUNE 3, 2005 MEETING SECONDED BY YIP AND CARRIED ON A VOTE OF 5-0 WITH ADAMS-BROOKS ABSENT.



MOTION BY YIP TO APPROVE THE MINUTES OF JUNE 24, 2005 MEETING  
SECONDED BY CRAMER CARRIED ON A VOTE OF 4-0 WITH ADAMS-BROOKS  
ABSENT.

**CONSENT AGENDA**

MOTION BY YIP TO APPROVE THE FOLLOWING ITEMS ON CONSENT:

**100 HCR05-55 Award of Contract for Landscape Maintenance Services (Citywide)**

**Recommendation:** Recommend that the Housing Commission approve the award of a two-year contract to Aztec Landscaping, Inc. for \$351,850 with the option to renew for one additional one-year period and authorize the President & Chief Executive Officer to execute the contract (Attachment 1).

**102 HCR05-78 Public Housing Assessment System for FY05 (Citywide)**

**Recommendation:** Authorize the President & Chief Executive Officer to execute the PHAS Certification for Indicator #3 – Management Operations (Attachment 1) and submit to the HUD-Los Angeles office with the approved resolution (Attachment 2).

**103 HCR05-79 Section 8 Management Assessment Program (Citywide)**

**Recommendation:** Authorize the President and Chief Executive Officer or designee to execute the SEMAP Certification and submit it with the resolution to the HUD Los Angeles office by mail and electronically before August 30, 2005.

**104 HCR05-80 Memorandum of Understanding with Neighborhood Opportunities Corporation on Behalf of San Diego Reinvestment Task Force**

**Recommendation:** Recommend Housing Commission approval of the Memorandum of Understanding (MOU) with the Neighborhood Opportunities Corporation for the purpose of serving as fiscal agent 501 (c)(3) for the San Diego Reinvestment Task Force.

**107 HCR05-81 Revision to the minimum annual payment requirement on the loan for Jean C. McKinney Manor (Council District 4)**

**Recommendation:** That the Housing Commission approve a revision to the residual receipts loan repayment condition to accept an annual payment equal to 50 percent of the residual receipts as payment on the Housing Commission loan as requested by the first

position lender.

**110    HCR05-83    Execution of Contract for Human Resources/Payroll Services**

**Recommendation:** That the Housing Commission authorize the President and Chief Executive Officer (CEO) to execute a contract, in a form approved by General Counsel, for two (2) years ending June 30, 2007 with Full Time Solutions (FTS) for a not-to-exceed amount of \$250,000 in any year without approval of the Housing Authority.

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

**ACTION AGENDA**

**106    HCR05-76    Ballpark Village Affordable Housing Program  
(Council Districts 2 and 8)**

*CHAIR SALAS ASKED THAT ITEM 106 BE HEARD BEFORE ITEM 101.*

Project Manager Peter Armstrong gave a staff report.

Commissioner Yip asked how much in-lieu fee the developer would have to pay if he does not build the units. Pam Hamilton representing CCDC (Center City Development Corporation) replied that under the terms of the Affordable Housing Agreement and the Owner Participation Agreement, the developer does not have that option.

Commissioner Tumminia asked about the application process and waiting list. Mr. Armstrong replied the Housing Commission would work with the developer to set up a process allowing people to be placed on an interest list and selected randomly.

MOTION BY TUMMINIA TO RECOMMEND THAT THE CITY COUNCIL AUTHORIZE THE PRESIDENT AND CHIEF EXECUTIVE OFFICER TO EXECUTE THE AFFORDABLE HOUSING AGREEMENT (THE FORM OF WHICH SHALL BE SUBSTANTIALLY THE SAME AS ATTACHED AND AS APPROVED BY THE GENERAL COUNSEL OF THE HOUSING COMMISSION) WITH BALLPARK VILLAGE LLC TO PROVIDE FOR THE DEVELOPMENT OF 100,000 GROSS SQUARE FEET OF FOR-SALE AFFORDABLE HOUSING LOCATED ADJACENT TO PETCO PARK AT THE INTERSECTION OF PARK BOULEVARD AND IMPERIAL AVENUE, AND ALLOW FOR DEVIATIONS FROM THE STANDARDS OF THE INCLUSIONARY HOUSING ORDINANCE, SUBJECT TO THE APPROVAL OF THE VARIANCE BY THE CITY COUNCIL. SECONDED BY KNIGHT AND CARRIED A VOTE OF 4-1 WITH ADAMS-BROOKS ABSENT AND CRAMER VOTING NO.

**101 HCR05-77 Proposed Investment Policy**

Director of Financial Services Ed Mauk gave a staff report.

Commissioners Yip and Knight volunteered to participate on the Investment Review Committee.

MOTION BY YIP TO ADOPT THE PROPOSED INVESTMENT POLICY (ATTACHMENT 1) AND THE INVESTMENT QUARTERLY REPORT FORMAT (ATTACHMENT 2). SECONDED BY KNIGHT AND CARRIED ON A UNANIMOUS VOTE OF 5-0 WITH ADAMS-BROOKS ABSENT.

**105 HCR05-75 Loan to Townspeople for HIV/AIDS Housing (Council District 7)**

Director of Housing Finance and Development Cissy Fisher gave a staff report.

Commissioner Cramer asked if consideration was given to expanding the criteria to other terminal illnesses. Mr. Michael Sprague representing Townspeople replied that there are some restrictions because of the way HOPWA legislation is written and there is a provision that states that if the HIV/AIDS is cured then it would remain as special needs housing.

Commissioner Yip asked if the existing tenants were low income tenants and if they were paying market rents. Ms. Fisher replied the tenants are paying market rents but because the units are small, crowded and in poor condition the rents are typically lower for these types of units.

A MOTION BY YIP TO SEEK HOUSING AUTHORITY APPROVAL OF A \$1,310,000 RESIDUAL RECEIPTS LOAN TO FUND ACQUISITION AND REHABILITATION OF 4242 51<sup>ST</sup> STREET AND AUTHORIZE THE PRESIDENT AND CHIEF EXECUTIVE OFFICER (CEO) TO EXECUTE ANY AND ALL DOCUMENTS NECESSARY TO MAKE THE LOAN. SECONDED BY KNIGHT AND CARRIED ON A UNANIMOUS VOTE OF 5-0 WITH ADAMS-BROOKS ABSENT.

**108 HCR05-82 Update to Housing Impact Fees on Commercial Development**

Chief Policy Advisor Todd Philips gave a staff report.

Commissioner Cramer asked about the monies already collected from impact fees. Mr. Philips replied the monies are used for the Housing Trust Fund.

DIRECT STAFF TO PREPARE AN ORDINANCE AMENDING THE HOUSING IMPACT FEES ON COMMERCIAL DEVELOPMENT (SAN DIEGO MUNICIPAL CODE CHAPTER 9 ARTICLE 8 DIVISION 6), AS FURTHER DESCRIBED HEREIN, INCLUDING:

MOTION BY TUMMUNIA TO APPROVE THE USE OF THE *CONSUMER PRICE INDEX* (CPI) AS THE SOURCE BY WHICH ALL LINKAGE FEES SHALL BE INDEXED STARTING IN YEAR TWO OF THE NEWLY ADOPTED FEE SCHEDULE. SECONDED BY YIP AND CARRIED ON A VOTE OF 4-1 WITH CRAMER VOTING NO AND ADAMS-BROOKS ABSENT.

MOTION BY YIP TO APPROVE THE FOLLOWING: DO NOT ALLOW FOR ANY BUILDING TYPES TO HAVE A BLANKET EXEMPTION FROM THE LINKAGE FEE AND CONTINUE TO ALLOW FOR CASE-BY-CASE WAIVERS APPROVED BY THE CITY COUNCIL AND BASED UPON THE GUIDELINES DESCRIBED IN ATTACHMENT 1. SECONDED BY TUMMUNIA AND CARRIED ON A UNANIMOUS VOTE OF 5-0 WITH ADAMS-BROOKS ABSENT.

**109 HCR05-61      Workshop on the Proposed San Diego Housing Commission FY 2006 - 2008 Business Plan (Citywide)**

Vice President and COO Carrol Vaughan gave a presentation and answered Commissioners questions about the goals included in the Plan.

NO ACTION TAKEN

**CLOSED SESSION**

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

- a. Conference with Legal Counsel-Existing Litigation pursuant to subdivision (c) of 54954.5 Government Code and subdivision (a) of Section 54956.9(a):

HAR Construction, Inc. vs. San Diego Housing Commission,  
San Diego Superior Court Case No. GIC 852337

BY A VOTE OF 5-0 BOARD GAVE INSTRUCTION CONCERNING POTENTIAL RESOLUTION AND DIRECTION TO DEFEND LAWSUIT.

**ADJOURNMENT**

Chair Salas adjourned the regular meeting at 10:40 a.m.

Respectfully submitted,

Approved by,

Angie Risotti  
Executive Assistant to the President and CEO

**Signature on File  
With Original Document**

Elizabeth C. Morris  
President and CEO

