



Good Neighbors

San Diego  
Housing Commission

- 1625 Newton Avenue
- San Diego, California 92113-1038
- 619/231 9400
- FAX: 619/544 9193

## HOUSING COMMISSION AGENDA

**Assistance for the Disabled:** Agendas, reports and records are available in alternative formats upon request. To order information in Braille, oversized print or voice cassette tape, or to arrange for a sign language or oral interpreter for the meeting, please call the City Clerk's office at least five days prior to the meeting at **533-4000 (voice) or 236-7012 (TT)**.

**Assistive Listening Devices (ALDs):** Are available from the City Clerk's Office prior to the meeting, and are to be returned at the end of the meeting.

**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  
APRIL 23, 2004, 9:00 A.M.  
COUNCIL COMMITTEE ROOM  
12<sup>TH</sup> 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 CHIEF EXECUTIVE OFFICER**



A state agency authorized by the City of San Diego

**50     APPROVAL OF THE MINUTES**

Approval of the minutes of the February 27, 2004 and March 19, 2004, regular meetings and corrected minutes for August 15, 2003.

**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    HCR04-26     Award of contract for kitchen/bathroom upgrades and exteriors improvements at 8816-8972 Mira Mesa Blvd. (Council District 5)**

**Recommendation:** The Housing Authority approve the award of a contract to S&L Specialty Contracting, Inc. for \$277,791 and authorize the Chief Executive Officer to execute the contract and expend the contingency, if necessary, for items not anticipated in the original scope of work.

**101    HCR04-27     Award of contract for various exterior upgrades at three public housing sites (Council District 3)**

**Recommendation:** The Housing Authority approve the award of a contract to Nautilus General Contractors, Inc. for \$484,999 and authorize the Chief Executive Officer to execute the contract and expend the contingency, if necessary, for items not anticipated in the original scope of work.

**102    HCR04-28     Award of contract for the Fulton Street sound wall retrofit (Council District 6)**

**Recommendation :** Approve the award of a contract to Southland Construction for \$179,800 and authorize the Chief Executive Officer to execute the contract and expend the contingency, if necessary, for items not anticipated in the original scope of work.

**103    HCR04-20    Contract for Legal Services (General Counsel) (Citywide)**

**Recommendation 1:** That the Housing Commission seek Housing Authority approval of a three-year legal services contract with the law firm of Christensen Schwerdtfeger & Spath. The contract includes an option to renew for up to two additional one-year periods.

**Recommendation 2:** That the Housing Commission seek Housing Authority authorization to modify the subject contract, for up to \$100,000 per incident, as needed to cover costs associated with non-routine litigation and special assignments undertaken at the direction of the Board. Upon approval of the Housing Authority, authorize the Chief Executive Officer to make such modifications as necessary and provide a report to the Board on a periodic basis. Modifications will be limited to the amount budgeted in legal reserves.

**104    HCR04-17    Fiscal Year 2004 Section 8 Program Funding**

**Recommendation:** That current Section 8 contract obligations continue to be met for the duration of the fiscal year, and that staff be directed to continue to seek HUD contract amendment approval, engage advocacy groups and prepare a specific contingency funding plan.

**105    HCR04-23    Workshop on the Affordable Housing Development Process**

**106    HCR04-25    Proposed Fiscal Year 2005 Budget**

**Recommendation No. 1:** Review and recommend Housing Authority adoption of the \$197.2 million proposed FY05 Activity Based Budget. Note: the budget schedule allows for consideration of the budget at today's meeting and approval at the May 14, 2004, Housing Commission meeting to ensure sufficient opportunities for Commissioners to review.

**Recommendation No. 2:** Recommend that the Housing Authority continue to delegate limited authority to the Housing Commission to amend the FY05 Budget as described on Page 3 of this report, consistent with the policies, programs and activities approved by the Housing Authority, as it has in past years.

**Recommendation No. 3:** Continue to delegate limited authority to the Chief Executive Officer to amend the FY05 Budget as discussed on Page 3 of this report, consistent with policies, programs and activities approved by the Housing Authority.

**Recommendation No. 4:** That the Housing Authority approve the use of Section 8 Operating Reserves to support various City of San Diego-related projects.

### **CLOSED SESSION**

It is anticipated that the San Diego Housing Commission will convene in closed session on Friday, April 23, 2004, 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. Commission public comments, if any.
- IV. Commission will convene in closed session to consider the following agenda:

- a. Conference with Labor Negotiators-Pursuant to Government Code Section 54957.6:

Agency Representatives: Carrol Vaughan for the San Diego Housing Commission  
Employee Organization: Social Services Union, Local 535, AFL-CIO

Counsel's Description of General Nature of Closed Session:

The Commission will hear a report on the status of the labor negotiations and will be asked to give directions to the Labor Negotiators concerning the negotiations of the labor contract.

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

1. **Erica Jackson v. San Diego Housing Commission, et al.**; SDSC No.: GIC 824020;

Counsel's Description of General Nature of Closed Session:

Commission will be updated on the status of this litigation filed against the San Diego Housing Commission concerning alleged personal injuries and property damage. Direction will be sought from the Commission concerning matters involved in the litigation and directing Counsel on how to proceed.

2. **San Diego Unified School District v. City of San Diego Housing Authority, et al.**; SDSC No.: GIC 824968-1

Counsel's Description of General Nature of Closed Session:

Commission will be updated on the status of the litigation which involves an eminent domain case filed by the San Diego Unified School District to acquire title to the public property located at 4118-4132 52<sup>nd</sup> Street, San Diego, California. Counsel will seek direction concerning potential resolution of the litigation.

3. **San Diego Unified School District v. Housing Authority of the City of San Diego**, et al.; SDSC No.: GIC 818607-1

Counsel's Description of General Nature of Closed Session:

Commission will be updated on the status of the litigation which involves an eminent domain case filed by the San Diego Unified School District to acquire title to the public property located at 3759 Ward Road, San Diego, California. Counsel will seek direction concerning potential resolution of the litigation.

4. **San Diego Unified School District v. Housing Authority of the City of San Diego, et al.**; SDSC No.: GIC 818608-1

Counsel's Description of General Nature of Closed Session:

Commission will be updated on the status of the litigation which involves an eminent domain case filed by the San Diego Unified School District to acquire title to the public property located at 3410-3420 43<sup>rd</sup> Street, San Diego, California. Counsel will seek direction concerning potential resolution of the litigation.

5. **San Diego Unified School District v. Housing Authority of the City of San Diego, et al.**; SDSC No.: GIC 818606-1

Counsel's Description of General Nature of Closed Session:

Commission will be updated on the status of the litigation which involves an eminent domain case filed by the San Diego Unified School District to acquire title to the public property located at 3335 Van Dyke Avenue, San Diego, California. Counsel will seek direction concerning potential resolution of the litigation.

6. **San Diego Housing Commission vs. Gerard Jordon Pitman, Jr. et al.**; San Diego Superior Court Case No. GIC 828066.

Counsel's Description of General Nature of Closed Session:

Counsel will update the Commission on the status of the above referenced case which involves an interpleader action filed by the Commission to determine who is rightfully entitled to Pension Benefits held by the Commission concerning a former employee that passed away on February 6, 2004. The two defendants both claim right to the Pension Benefits. The Commission has asked the Court for a determination as to

who is rightfully entitled to the Pension Benefits and further has asked that it be allowed to tender the Pension Benefits into Court to allow the parties to determine their respective rights, after appropriate hearings and trial, if necessary. Direction from the Commission concerning the litigation will be sought by Counsel.

V. Announcement of Actions Taken in Closed Session.

VI. Adjournment.