



Good Neighbors

San Diego
Housing Commission

MINUTES

**SAN DIEGO HOUSING COMMISSION
MINUTES OF THE REGULAR MEETING
JUNE 27, 2003, 9:00 A.M.
CITY ADMINISTRATION BUILDING
SAN DIEGO, CALIFORNIA**

ATTENDANCE

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

10 CALL TO ORDER

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

20 PUBLIC COMMENT

David Waite discussed his nonprofit corporation, NCLB Housing Cooperative Inc., which was formed to act as a limited-equity housing cooperative for parents and single parents of limited financial means.

Chair Salas received additional information on the limited-equity aspect of housing cooperatives, and he asked what mechanisms were in place to prevent discrimination in NCLB housing. Mr. Waite responded the corporation's board and bylaws, which would reflect the economic and ethnic diversity of San Diego, would ensure fair housing opportunities.

CEO Morris noted such cooperatives are complex by their nature and she welcomed conversation with NCLB.

Marva Smith stated the Housing Commission is in violation of the Fourteenth Amendment of the US Constitution, and she discussed student and state employee's rights and provisions of the Section 8 administrative plan dealing with drug convictions.



30 COMMISSIONER COMMENTS

None.

40 REPORT BY THE CHIEF EXECUTIVE OFFICER

Ms. Morris remarked on a commendatory letter from the Legal Aid Society of San Diego and on various awards presented recently by the San Diego Housing Federation, including one to the City of San Diego for its efforts in support of affordable housing. General Counsel Christensen provided information on workers' compensation coverage for Board members and Housing Commission volunteers, and he stated extending such benefits might trigger revolving door provisions of the Ethics Code.

50 APPROVAL OF THE MINUTES

A MOTION BY ADAMS-BROOKS TO APPROVE THE MINUTES OF THE APRIL 11, 2003, REGULAR MEETING WAS CARRIED ON A 4-0 VOTE WITH CRAMER, ROBLES AND TUMMINIA ABSENT.

A MOTION BY YIP TO APPROVE THE MINUTES OF THE JUNE 6, 2003, REGULAR MEETING WAS CARRIED ON A 3-0 VOTE WITH CRAMER, ROBLES AND TUMMINIA ABSENT AND SALAS ABSTAINING.

CONSENT AGENDA

MOTION BY YIP TO APPROVE THE FOLLOWING ITEMS ON CONSENT:

Commissioner Adams-Brooks stated she would be meeting with staff to discuss the Housing Commission's equal opportunity program, and Commissioner Yip asked when the May 1991 energy consumption audit of housing units would be updated. Asset Manager Steve Snyder responded a comprehensive survey is underway currently and revised utility allowance figures would be available next year.

100 HCR03-043 – Award of Contract for Roofing and Exterior Painting at 401-12 Sycamore Road (Council District 8)

Recommendation: Award a construction contract to low bidder Nautilus General Contractors, Inc., in the amount of \$122,900 with a ten percent contingency for roofing and exterior painting at 401-12 Sycamore Road.

101 HCR03-044 – Award of Contract for Exterior Improvements at 3010 39th Street (Council District 3)

Recommendation: Award a construction contract to low bidder Healey Construction Co., in the amount of \$101,766 with a ten percent contingency for exterior improvements at 3010 39th Street.

103 HCR03-038 – Revised Utility Allowance Schedule for Public Housing Units (Citywide)

Recommendation: Approve the revised Utility Allowance Schedule for Public Housing residents as mandated by regulations of the Department of Housing and Urban Development.

104 HCR03-042 – U.S. Department of Housing and Urban Development Super Notice of Funding Availability Applications (Citywide)

Recommendation: Ratify submission of grant applications under the 2003 SuperNOFA for the Resident Opportunities and Self-Sufficiency Resident Services Delivery Model – Family, ROSS Neighborhood Networks, Housing Choice Voucher Family Self-Sufficiency Program Coordinators programs, and Shelter Plus Care Renewal Applications.

SECONDED BY GRINCHUK AND CARRIED ON A UNANIMOUS VOTE OF 4-0 WITH CRAMER, ROBLES AND TUMMINIA ABSENT.

ACTION AGENDA

102 HCR03-033 – Continued Support for the City-County Reinvestment Task Force During Fiscal Year 2004 (Citywide)

Chief Operating Officer Carrol Vaughan and Reinvestment Task Force (RTF) Director Jim Bliesner replied to a question from Chair Salas regarding the source of Housing Commission funds provided to the RTF. Mr. Bliesner added most of the “contract” funds are for development of the Capital Collaborative, and Housing Commission and County funds are used to pay for staff and other administrative expenses. Mr. Bliesner further stated that by maintaining public funding for staff, the RTF is able to implement the results of research while avoiding the appearance of conflict or influence by lending institutions.

MOTION BY GRINCHUK TO AUTHORIZE THE CHIEF EXECUTIVE OFFICER TO EXECUTE, WITH REVIEW OF GENERAL COUNSEL, CONTRACTS THAT PROVIDE UP TO \$121,130 FOR THE REINVESTMENT DIRECTOR AND \$58,115 FOR A PROGRAM ANALYST TO CONTINUE ACTIVITIES RELATED

TO ADMINISTRATION OF THE CITY-COUNTY REINVESTMENT TASK
FORCE FROM JULY 1, 2003 TO JUNE 30, 2004.

SECONDED BY YIP AND CARRIED ON A UNANIMOUS VOTE OF 4-0 WITH
CRAMER, ROBLES AND TUMMINIA ABSENT.

CLOSED SESSION

The Commission recessed and convened in closed session with the following agenda:

- I. Conference with Legal Counsel - pending litigation, pursuant to Government Code Section 54956.9(b)(1):

In re the matter of Foster, et. al. vs. 630 F Street, LLC
San Diego Superior Court Case No. GIC 804502

INFORMATIONAL ONLY.

- II. Real Property Negotiations

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

Property: A 60,000 square foot block bounded by C Street, 11th
and 12th Avenues, and Broadway

Under Negotiation: Price and Terms

BOARD PROVIDED DIRECTIONS TO REAL ESTATE NEGOTIATOR
CONCERNING TERMS OF THE TRANSACTION.

ADJOURNMENT

Chair Salas adjourned the regular meeting at 10:30 a.m.

Respectfully submitted,

Approved by,

Signature on File with Original Document

Bill Luksic
Docket Coordinator

Elizabeth C. Morris
Chief Executive Officer