



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 **Debbie Dorsey at 619-578-7546**. Internet access to agendas and reports is available at <http://www.sdhc.net>.

**SAN DIEGO HOUSING COMMISSION
AGENDA FOR THE REGULAR MEETING
DECEMBER 12, 2003, 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, Robert Grinchuk, Santiago Robles, 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



50 APPROVAL OF THE MINUTES

Approval of the minutes of the November 14, 2003 regular 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 HCR03-114 – 2004 Housing Commission Meeting Schedule

Recommendation: Approve the 2004 meeting schedule that includes fifteen regularly scheduled meetings.

101 HCR03-113 – Award of Plumbing Services Contract (Citywide)

Recommendation: Approve the award of contract in an amount not to exceed \$250,000 to Denny & Son Plumbing, Inc. for the period of one-year with the option to renew for two additional one-year periods, and authorize the Chief Executive Officer to execute the contract (Attachment 1).

102 HCR03-112 – Award of Contract for Installation and Maintenance of Laundry Equipment (Citywide)

Recommendation: Approve the award of contract to All Valley Washer Service, Inc. for a five-year period, and authorize the Chief Executive Officer to execute the contract (Attachment 1).

103 HCR03-109 – Acceptance of Property Settlement related to 3010 39th Street, San Diego, CA (Council District #3)

Recommendation: Housing Authority acceptance of a Property Settlement Agreement to release the City of San Diego from any property damage claims relating to 3010 39th Street; and authorize the Chief Executive Officer to execute the Property Settlement and Release Agreement and Covenant to Restrict use of Property Environmental Restriction (Attachment #1) for the amount of \$94,500.

104 HCR03-111 – Continuation of Transitional Housing Program for Homeless Seniors (Council Districts 2, 3)

Recommendation: Authorize the actions necessary to continue the Housing Commission's participation in this program, subject to General Counsel approval of all agreements.

105 HCR03-070 – Application for Waiver of Housing Trust Fund Impact Fee by San Diego Revitalization Corporation (Council District 3)

Recommendation: That the Housing Commission deny the waiver of \$83,683 in Housing Impact Fees because the request by the San Diego Revitalization Corporation does not meet the requirements of San Diego Municipal Code Sections 98.0612 through 98.0617 as described in this report.

106 HCR03-115 – Revision to Housing Commission Policy PO300.501, "Commission Responsibilities Related to the Housing Trust Fund" (Citywide)

Recommendation: That the Housing Commission approve updates to Policy PO300.501 to remove outdated material and to assign ministerial authority to the Chief Executive Officer or designee for variance requests of \$15,000 or less.

107 HCR 03-1177 – Sale of Four Public Housing Sites to the San Diego Unified School District, (Council Districts 3 and 7)

Recommendation No. 1: That the CEO of the Housing Commission be authorized to execute all necessary documents to sell four public housing sites located at 3759 Ward Road, 3331-3335 Van Dyke Avenue, 3410-3420 43rd Street, and 4118-4132 52nd Street.

Recommendation No. 2: That the Housing Authority direct the CEO to prepare a disposition application for the four public housing sites being sold to the District.

108 HCR03-073 – Condominium Conversions Draft Regulations

Recommendation: Adoption of the proposed condominium conversion regulations (Attachment 2) that would amend Municipal Code Chapter 12, Article 5, Division 4 and Chapter 14, Article 4.

CLOSED SESSION

It is anticipated that the San Diego Housing Commission will convene in closed session on Friday, December 12, 2003, at 9:00 a.m. with the following agenda:

I. Conference with Legal Counsel - anticipated (threatened) litigation, pursuant to Government Code Section 54956.9(b)(1) and (b)(3)(B):

One (1) matter:

In re the matter of anticipated case of Baja Pacific vs. San Diego Housing Commission involving contention of Baja Pacific that it should have received a site cleaning contract with the Commission that was awarded to another entity

II. Conference with Labor Negotiator – pursuant to California Government Code Section 54957.6:

Agency Negotiator: Carrol M. Vaughan for the San Diego Housing Commission

Employee Organization: Social Services Union, Local 535, SEIU, AFL-CIO

III. Announcement of Actions Taken in Closed Session.

IV. Adjournment

ADJOURNMENT