



Good Neighbors

San Diego
Housing Commission

MINUTES

**SAN DIEGO HOUSING COMMISSION
MINUTES OF THE REGULAR MEETING
DECEMBER 12, 2003, 9:00 A.M.
CITY ADMINISTRATION BUILDING
SAN DIEGO, CALIFORNIA**

ATTENDANCE

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

10 CALL TO ORDER

Chair Salas called the meeting to order at 9:10 a.m.

20 PUBLIC COMMENT

None.

30 COMMISSIONER COMMENTS

Chair Salas announced Jack Farris is leaving his position as Manager of Housing Finance & Development to take a job at the City of San Diego and thanked him for his years of service.

Commissioner Cramer mentioned that Mr. Shapiro asked if another column for the number of units lost could be added to the Pipeline Activity Report.

Jennifer Adams-Brooks asked for a report listing how many disadvantaged contractors were awarded contracts.

40 REPORT BY THE CHIEF EXECUTIVE OFFICER

Ms. Morris announced that Ms. Cissy Fisher will act as Housing Finance & Development Manager until the position is filled. Ms. Morris also stated that the Housing Commission office will be closed Friday, January 2, 2004.



50 APPROVAL OF THE MINUTES

MOTION BY YIP TO APPROVE THE NOVEMBER 14, 2003 REGULAR MEETING MINUTES. SECONDED BY GRINCHUK AND CARRIED ON A UNANIMOUS VOTE OF 4-0 WITH CRAMER ABSTAINING AND TUMMINIA ABSENT.

CONSENT AGENDA

MOTION BY GRINCHUK TO APPROVE THE FOLLOWING ITEMS ON CONSENT:

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.

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 at (3759 Ward Road, 3331-3335 Van Dyke Avenue, 3410-3420 43rd Street, and 4118-4132 52nd Street) to San Diego Unified School District for \$4.2 million.

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.

SECONDED BY YIP AND CARRIED ON A UNANIMOUS VOTE OF 5-0 WITH TUMMINIA ABSENT.

ACTION AGENDA

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

Program Analyst Ann Kern provided a staff report.

MOTION BY CRAMER TO MAKE FINDINGS THAT THE SUBSTANCE OF THE TRANSACTION MEETS THE INTENT OF THE CODE AND THE WAIVER IS GRANTED AND TO REFUND THE FEE. SECONDED BY YIP AND CARRIED ON A UNANIMOUS VOTE OF 5-0 WITH TUMMINIA ABSENT.

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

Program Analyst Ann Kern provided a staff report.

MOTION BY CRAMER TO APPROVE UPDATES TO POLICY PO300.501 TO REMOVE OUTDATED MATERIAL AND TO ASSIGN MINISTERIAL AUTHORITY TO THE CEO OR DESIGNEE FOR VARIANCE REQUEST OF \$15,000 OR LESS. SECONDED BY ADAMS-BROOKS AND CARRIED ON A UNANIMOUS VOTE OF 5-0 WITH TUMMINIA ABSENT.

Chair Salas requested to trail Item 108 after Closed Session was heard.

CLOSED SESSION

The Commission convened in closed session 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.

NO ACTION TAKEN

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

INSTRUCTIONS WERE GIVEN TO THE NEGOTIATOR BY A VOTE OF 5-0 WITH TUMMINIA ABSENT.

108 HCR03-073 – Condominium Conversions Draft Regulations

Chief Policy Advisor Susan Tinsky provided a staff report.

NO ACTION WAS TAKEN DUE TO GRINKCHUK, CRAMER AND YIP ABSTAINING AND TUMMINIA ABSENT.

ADJOURNMENT

Chair Salas adjourned the regular meeting at 11:05 a.m.

Respectfully submitted,

Approved by,

**Signature on File
With Original Document**

Angie Risotti
Executive Assistant to CEO

Elizabeth C. Morris
Chief Executive Office