



Good Neighbors

San Diego
Housing Commission

MINUTES

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**SAN DIEGO HOUSING COMMISSION
MINUTES OF THE REGULAR MEETING
JUNE 4, 1999
CITY ADMINISTRATION BUILDING
202 C STREET, 12TH FLOOR
SAN DIEGO, CALIFORNIA**

Attendance: Present: Chair Arthur, Commissioners Grinchuk, Hills, Steinke and Tumminia. Also present were: Ms. Elizabeth Morris, Chief Executive Officer, and Charles Christensen, General Counsel.

Absent: Commissioners Dick and Oxberry

10 CALL TO ORDER

Chairman Arthur called the meeting to order at 9:15 a.m.

20 PUBLIC COMMENT

Mr. Mel Shapiro addressed the Board regarding the issue of his having worn a button which allegedly stated "Kill the Housing Commission." Mr. Shapiro stated that this information is not accurate and that the button he wore stated "House the Poor, Jail the Housing Commission." Mr. Shapiro requested that a memo be sent to the City Council with this information.

30 COMMISSIONER COMMENTS

None.

40 REPORT BY THE CHIEF EXECUTIVE OFFICER

None.

50 APPROVAL OF THE MINUTES

Mr. Mel Shapiro commented regarding his comments under the “Public Comment” section of the May 7, 1999 Minutes. Mr. Shapiro requested that it be noted in the Minutes that he was asked not only to put his requests in writing, but was also asked not to call the Commission’s Public Information Officer.

MOTION BY TUMMINIA TO APPROVE THE MINUTES OF MAY 7, 1999.

SECOND BY COMMISSIONER HILLS AND CARRIED ON UNANIMOUS VOTE OF 5-0, WITH DICK AND OXBERRY BEING ABSENT.

ADOPTION AGENDA - CONSENT

MOTION BY HILLS TO APPROVE THE FOLLOWING ITEMS ON CONSENT.

103 HCR99-064 — Renewal of Employee Group Benefits Plans (Citywide)

Ms. Morris requested that a correction be read into the record to reflect that where the report refers to adding a plan called “Universal **Whole** Life” it should read “Universal **Permanent** Life”.

Recommendation: Authorize the Chief Executive Officer to execute agreements to: (1) **renew** Kaiser and Health Net modified group medical plans; (2) **renew** Safeguard group dental pre-paid plan; (3) **replace** SafeHealth group dental PPO/indemnity plan with Delta Dental Union Trust Plan; (4) **replace** CIGNA LTD plan with Reliance Standard; (5) **replace** Reliastar Basic Term Life and AD&D with Reliance Standard; (6) **replace** Reliastar’s Voluntary Additional Term Life and AD&D plan with a Voluntary Portable Term Life/AD&D plan; and (7) **add** a Universal (whole life) option through Reliastar.

104 HCR99-065 — FY00 Employee Compensation, Benefits, and Policies

Recommendations: Recommend Housing Authority adoption of the following:

1. Memorandum of Understanding (MOU) between the Housing Commission and the Service Employees International Union, Local 535, including salary and benefits discussed in Summary of Major Changes to Memorandum of Understanding (Attachment A of the staff report).

2. Revisions to Personnel Policies (PO102.000) including salary and benefits for nonrepresented employees consistent with union-represented employees and specific policies, pay, and benefits for the Executive and Management Service as discussed in Summary of Major Changes to Personnel Policies (Attachment B of the staff report).

SECOND BY GRINCHUK.

MOTION CARRIED ON UNANIMOUS VOTE OF 5-0 DICK AND OXBERRY BEING ABSENT.

ADOPTION AGENDA - ACTION AGENDA

Commissioner Grinchuk questioned the timing of Items 100 and 101 which are both grant applications, suggesting that the Board be given more time to consider and provide input into these matters. Ms. Pat Duplechan, Director of Housing Services, explained that staff is given a short time to assemble materials for the grant applications but expressed that she hoped to bring these items to the commissioners earlier in the future.

MOTION MADE BY GRINCHUK TO ACCEPT STAFF RECOMMENDATIONS ON ITEMS 100 AND 101:

100 HCR99-060 — Application for Funding under HUD's Multifamily Housing Drug Elimination Program (Council District 5)

To 1) authorize the Chief Executive Officer to apply to HUD under the Multifamily Drug Elimination Program; 2) if the application is successful, authorize the Chief Executive Officer to execute the documents necessary to implement the program, including amending the agency budget to include any funds received.

101 HCR99-059 — Application for Funding under HUD's Public Housing Drug Elimination Program (Council Districts 1, 3, 4, 8)

RECOMMENDATION 1: That the Housing Commission seek Housing Authority approval to authorize the Chief Executive Officer to submit a grant application to HUD under the Public and Indian Housing Drug Elimination Program.

RECOMMENDATION 2: If the application is successful, authorize the Chief Executive Officer to execute the documents necessary to implement the program, including amending the agency budget to include any funds received.

SECOND BY TUMMINIA.

MOTION CARRIED ON A UNANIMOUS VOTE OF 5-0, WITH DICK AND OXBERRY BEING ABSENT.

102 HCR99-061 — Sale of Public Housing Site Located at 3871 - 3877-1/2 44th Street to City Redevelopment, (Council District 3)

Chair Arthur requested a brief staff report on this item.

Staff report presented by Wendy DeWitt, with Housing Finance Manager Pat Getzel on hand for questions.

Chair Arthur indicated his concern that 1) the Commission receive fair market value and 2) that these units be replaced in the Commission's inventory. Chair Arthur commented that the staff report answered his questions and alleviated his concerns.

Commissioner Steinke indicated that, according to his calculations the Commission is receiving approximately \$43,000 per unit. He expressed concern regarding the ability of the Commission to replace these units at this figure.

CEO Elizabeth Morris agreed with Commissioner Steinke that it would be difficult to replace these units at \$43,000 per unit. However, she explained that when this complex was built it was not possible to leverage public housing funds with other funds (e.g., tax credits), but that today it is possible. She further indicated that staff will seek to identify ways in which the proceeds from this sale can be leveraged with other kinds of funds to build perhaps an even larger complex to create more affordable units.

Commissioner Steinke asked if the City's redevelopment agency has an affordable housing component as part of their plan when condemning properties such as the one before the Commission today.

Housing Finance Manager Pat Getzel responded that under Redevelopment Law the redevelopment agency is required to have a housing plan and at least 20% of the agency's tax increment funds must be utilized for affordable housing. The plan does not necessarily have to be site specific.

Commissioner Grinchuk requested that when possible the Commission be provided with an appraisal when reviewing projects of this nature. In addition, he expressed concern as to how the current residents would be relocated and what kind of assistance they would receive.

Ms. Pat Duplechan reported that the residents would be offered the choice of a Section 8 Voucher or a vacancy in Commission-owned public housing. She

commented that the Commission is committed to taking whatever extraordinary steps necessary to house these families.

Ms. Morris stated that by law these families will be assisted and assured the Commission that these families will be housed.

Commissioner Steinke raised the question as to whether the Commission can contest the City's right to take property under Eminent Domain. He noted that since what the City is offering is in line with the appraisal for this property it is not an issue, but that for future transactions such as this it might be.

Project Manager Wendy DeWitt reported that at its meeting of May 25, the City Council adopted a "Resolution of Necessity" regarding the City's taking this property under Eminent Domain.

Commissioner Steinke commented that for future sales of this type that it is important for the Commission to receive adequate notice of the proposed hearing prior to adoption of the Resolution of Necessity to afford the Commission the opportunity to appear and enter an objection into the record should we so choose.

MOTION MADE BY STEINKE TO RECOMMEND THAT THE HOUSING AUTHORITY AUTHORIZE THE CHIEF EXECUTIVE OFFICER TO SELL, AT FAIR MARKET VALUE, AN EIGHT UNIT PUBLIC HOUSING SITE LOCATED AT 3871 - 3877-1/2 44TH STREET TO THE CITY'S REDEVELOPMENT AGENCY. IT IS FURTHER RECOMMENDED THAT THE CHIEF EXECUTIVE OFFICER OF THE HOUSING COMMISSION BE AUTHORIZED TO EXECUTE ALL NECESSARY DOCUMENTS IN CONNECTION WITH THE SALE ON BEHALF OF THE HOUSING AUTHORITY.

SECOND BY TUMMINIA.

MOTION CARRIED ON UNANIMOUS VOTE OF 5-0, WITH DICK AND OXBERRY BEING ABSENT.

CLOSED SESSION

- I. Conference with Legal Counsel - existing litigation, pursuant to California Government Code Section 54956.9(a) and 54954.5(c):

(a) Marivel Miranca v. San Diego Housing Commission

San Diego Superior Court Case No.: 722682

INFORMATION ONLY. NO ACTION TAKEN.

- (b) Roofing Wholesale Co. v. Striker Roofing, Inc. , et a. v. SDHC
San Diego Superior Court Case No.: 730832

INFORMATION ONLY. NO ACTION TAKEN.

- (c) San Diego Housing Commission v. Armando Racelis
San Diego Municipal Court Case No.: 607722

BY A VOTE OF 5-0, WITH DICK AND OXBERRY BEING ABSENT
COUNSEL WAS GIVEN AUTHORIZATION TO SETTLE.

- II. Conference with Legal Counsel - anticipated litigation pursuant to
Government Code Section 54956.9(c) and 54954.5(c):

- (a) More than (1) matter.

BY A VOTE OF 5-0, WITH DICK AND OXBERRY BEING ABSENT,
DIRECTION WAS GIVEN TO COUNSEL.

- III. Conference with Labor Negotiator - pursuant to California Government
Code Section 54957.6:

Agency Negotiator: Elizabeth C. Morris and/or Pat Duplechan for
the San Diego Housing Commission.

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

THIS ITEM WAS NOT DISCUSSED.

- IV. Adjournment of Closed Session.

- V. Announcement of action taken in Closed Session.

ADJOURNMENT

Chair Arthur adjourned the meeting at 10:35 a.m.

Respectfully submitted,

Approved by,

**Signature on File with
Original Document**

Rob Albrecht
Docket Coordinator

Elizabeth C. Morris
Chief Executive Officer