

HOUSING COMMISSION AGENDA

SAN DIEGO HOUSING COMMISSION
REGULAR MEETING AGENDA
AUGUST 3, 2007, 9:00 A.M.
CITY ADMINISTRATION BUILDING
COUNCIL CHAMBERS
202 C STREET, 12TH FLOOR
SAN DIEGO, CALIFORNIA

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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>.

ITEMS

10 CALL TO ORDER

Commissioners Jennifer Adams-Brooks, Khadija Basir, Todd Gloria, 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 PRESIDENT AND CHIEF EXECUTIVE OFFICER

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 HCR07-62 Award of Contract for Trash Disposal Services (Citywide)

Recommendations:

1. Housing Commission approve the award of a contract to Tayman Industries, Inc. in the amount of \$148,980 for trash disposal services at Housing Commission owned and/or managed sites for the period of one (1)-year with two (2) additional one (1)-year options at a negotiated rate not to exceed the base contract amount plus the increase in the Consumer Price Index for All Urban Consumers (CPI-U).
2. Authorize the President and Chief Executive Officer to execute the contract (Attachment 1) and expend up to a ten percent contingency (\$14,898.00) if necessary, for items not anticipated in the original scope of work.

101 HCR07-64 Housing Authority Insurance Group Procurement for Insurance

Recommendation: Housing Commission ratify a sole source contract in the amount of \$180,907 with the Housing Authority Insurance Group for the purpose of procuring Commercial Liability, Employment Practices, Public Official's Errors and Omissions, Terrorism and Mold or Other Fungus, insurance effective from July 1, 2007 through June 30, 2008.

102 HCR07-65 California State Association of Counties (CSAC) Excess Insurance Authority and California Public Entity Insurance Authority

Recommendation: Housing Commission ratify a sole source contract in the amount of \$156,694 with Alliant Insurance Services for the purpose of procuring, through CSAC, All Risk Property Insurance including Flood and Earthquake on Real & Personal Property, Rental Income, Transit, EDP, Media & Extra Expense (Sabotage and Terrorism insurance) on all Housing Commission properties, including Smart Corner (at an additional cost of \$25,000) with effective dates of March 31, 2007 to March 31, 2008.

103 HCR07-67 Public Housing Assessment System for FY07

Recommendation: Authorize the President & Chief Executive Officer to execute the PHAS Certification for Indicator #3 – Management Operations (Attachment 1) and submit to the HUD-Los Angeles office with the approved resolution (Attachment 2).

104 HCR07-55 United States Department of Housing and Urban Development's Super Notice of Funding Availability Applications (Citywide)

Recommendations:

1. Ratify four (4) applications submitted to HUD. The grants will fund self-sufficiency efforts to help housing-assisted families gain economic independence and assist disabled and elderly residents to maintain independent living. The applications include:
 - a. \$393,000 for Housing Choice Voucher Family Self-Sufficiency Program Coordinators;
 - b. \$131,000 for Public Housing Family Self-Sufficiency Program Coordinators;
 - c. \$350,000 for the Resident Opportunity and Self-Sufficiency Family & Homeownership Program;
 - d. \$350,000 for the Resident Opportunity and Self-Sufficiency for Elderly and Persons with Disabilities Program.
2. Request approval to forward to Housing Authority for authorization to revise the FY08 Housing Commission Budget to reflect the addition of awarded funds and authorize the Chief Executive Officer (CEO) to execute all required documents (see Attachment 1 for summary of expenditures).
3. Request Housing Authority authorize the Housing Commission Board to approve submission of grant applications for Resident Initiatives programs and to amend the Housing Commission budget to include the funds received should these applications be approved.

105 HCR07-66 Final Bond Authorization for Villa Nueva Apartments

Recommendation: Housing Authority authorize the issuance of up to \$37,500,000 in multifamily housing revenue bonds to fund the acquisition and rehabilitation of the 398-unit Villa Nueva Apartments, located at 3604 Beyer Boulevard, by Steadfast Villa Nueva, L.P.

CLOSED SESSION

It is anticipated that the San Diego Housing Commission will convene in closed session on Friday, August 3, 2007, 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 b.

- III. Commissioner public comments, if any.
- IV. Commission will convene in closed session to consider the following agenda:

- a. Public Employee Performance Evaluation
Title: President & Chief Executive Officer
Government Code Sections 54954.5 (e)

Counsel Description of General Nature of Closed Session:

It is anticipated that the Commission will perform the annual performance evaluations for the Chief Executive Officer of the San Diego Housing Commission.

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

Agency Representatives: Terry Whitesides for the San Diego Housing Commission

Employee Organization: Social Services Union, Local 221, AFL-CIO

Counsel's Description: Labor Negotiator will seek direction from the Commission concerning labor negotiations.

- V. Announcement of Actions Taken in Closed Session.
- VI. Adjournment.

**INFORMATIONAL REPORTS ISSUED SINCE THE LAST
HOUSING COMMISSION MEETING ON JULY 13, 2007**

- HCR07-63 Notice of Settlement of Pending Litigation – Fourth Quarter FY 2007 (Citywide)
- HCR07-59 FY07 Section 8 Terminations