

MINUTES

**SAN DIEGO HOUSING COMMISSION
MINUTES OF THE REGULAR MEETING
AUGUST 3, 2007, 9:00 A.M.
CITY ADMINISTRATION BUILDING
SAN DIEGO, CALIFORNIA**

ATTENDANCE

Present were Chair Sal Salas and Commissioners Khadija Basir, Todd Gloria, Alice Tumminia and Tony Yip. Also present were Chuck Christensen, General Counsel and President and Chief Executive Officer Elizabeth Morris. Commissioner Jennifer Adams-Brooks was absent.

10 CALL TO ORDER

Chair Salas called the meeting to order at 9:12 a.m.

20 PUBLIC COMMENT

None

30 COMMISSIONER COMMENTS

None

40 REPORT BY THE PRESIDENT & CHIEF EXECUTIVE OFFICER

Ms. Morris introduced Lenny Moore as director of the rental assistance program. She mentioned that Mr. Moore has 15 years of experience in public sector financial management and has spent 10 years with the US Government Accountability Office (GAO) as an auditor and audit manager.

Ms. Morris announced that she and Chair Salas recently attended the NAHRO conference and that the Housing Commission received five national awards recognizing excellence in our agency's work in different areas. The five awards were for the following: Learning Opportunity Centers Assessment Program; Aspire Asset-Building Program; Fairbanks Ridge; Jean C. McKinney Manor; and Smart Corner Office Building.

CONSENT AGENDA

MOTION BY GLORIA TO APPROVE THE FOLLOWING ITEMS ON CONSENT:

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).

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

ACTION AGENDA

105 HCR07-66 Final Bond Authorization for Villa Nueva Apartments

Supervising Project Manager Peter Armstrong gave a staff report.

Chair Salas spoke in favor of the project.

MOTION BY SALAS TO APPROVE THE 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. SECONDED BY YIP AND CARRIED ON A UNANIMOUS VOTE OF 5-0 WITH ADAMS-BROOKS ABSENT.

CLOSED SESSION

The San Diego Housing Commission convened in closed session to discussion 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.

PERFORMANCE EVALUATION WAS HELD IN ACCORDANCE WITH APPLICABLE LAW.

- 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.

BY A VOTE OF 5-0 THE BOARD GAVE DIRECTION TO LABOR NEGOTIATOR. THIS MATTER WILL BE HEARD IN OPEN SESSION AT A SUBSEQUENT MEETING OF THE SAN DIEGO HOUSING COMMISSION.

ADJOURNMENT

Chair Salas adjourned the regular meeting at 10:18 p.m.

Respectfully submitted,



Angie Risotti
Executive Assistant to the President and CEO

Approved by,



Elizabeth Morris
President and CEO