

MINUTES

**SAN DIEGO HOUSING COMMISSION
MINUTES OF THE REGULAR MEETING
DECEMBER 14, 2007, 9:00 A.M.
SMART CORNER
SAN DIEGO, CALIFORNIA**

ATTENDANCE

Present were Chair Sal Salas and Commissioners Jennifer Adams Brooks, Khadija Basir, Todd Gloria, and Tony Yip. Also present were Walter Spath, General Counsel and President and CEO Elizabeth Morris.

10 CALL TO ORDER

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

20 PUBLIC COMMENT

None

30 COMMISSIONER COMMENTS

None

40 REPORT BY THE PRESIDENT & CHIEF EXECUTIVE OFFICER

Ms. Morris talked about the recruitment process and the scheduling of upcoming Stakeholders interviews with Trudy Sopp. She also mentioned the Section 8 portion of the public housing transition is being reviewed by HUD.

50 APPROVAL OF THE MINUTES

MOTION BY YIP TO APPROVE THE NOVEMBER 30, 2007 REGULAR MEETING MINUTES. SECONDED BY GLORIA AND CARRIED ON A UNANIMOUS VOTE OF 5-0.

MOTION BY GLORIA TO APPROVE THE NOVEMBER 9, 2007 REGULAR MEETING MINUTES WITH A CORRECTION. SECONDED BY BASIR AND CARRIED ON A UNANIMOUS VOTE OF 4-0 AND SALAS ABSTAINING.

CONSENT AGENDA

100 HCR07-104 2008 Housing Commission Meeting Schedule

President and CEO Elizabeth Morris gave a staff report.

MOTION BY ADAMS-BROOKS TO APPROVE THE 2008 MEETING SCHEDULE THAT INCLUDES SIX SCHEDULED MEETINGS BE HELD AT THE SAN DIEGO HOUSING COMMISSION'S OFFICE BUILDING AND THAT THIS COME BACK TO THE BOARD IN JUNE FOR APPROVAL OF THE REMAINDER OF THE SCHEDULE. SECONDED BY GLORIA AND CARRIED ON A UNANIMOUS VOTE OF 5-0.

ACTION AGENDA

101 HCR07-103 Final Bond Authorization for Bay Vista Methodist Heights (Council District 4)

Supervising Project Manager Peter Armstrong gave a staff report.

Commissioner Adams-Brooks asked what happened at the meeting that was held at the Knox/Lincoln Park Town Council meeting on December 11, 2007. Mr. George Jordan, representing Amerland stated the meeting was well received and the Council was very excited about the project.

Commissioner Basir asked about the current rent levels. Mr. Armstrong stated that the entire development has a Section 8 contract and all the tenants currently have vouchers. Mr. Jordan added that markets rents are about \$50 higher than rents currently being charged on the property. HUD does not allow rent increases when a developer buys property from a non-profit, therefore the rents remain restricted.

Commissioner Adams-Brooks asked if the tenants are allowed to remain in the units while doing the rehabilitation to the units. Mr. Jordan replied tenants will not be displaced, however, tenants may be moved a night or two while the units are being remodeled.

MOTION BY BASIR THAT THE HOUSING AUTHORITY AUTHORIZE THE ISSUANCE OF UP TO \$27,000,000 IN MULTIFAMILY HOUSING REVENUE BONDS TO FUND THE ACQUISITION AND REHABILITATION OF BAY VISTA, A 268-UNIT APARTMENT COMPLEX LOCATED AT 4888 LOGAN AVENUE, BY BAY VISTA HOUSING PARTNERS, L.P. (BAY VISTA LP). SECONDED BY ADAMS-BROOKS AND CARRIED ON A UNANIMOUS VOTE OF 5-0.

102 HCR07-081 San Diego Housing Commission Procurement Policy

Vice President and COO Carrol Vaughan gave a staff report.

Commissioner Adams-Brooks thanked staff for the Commission's procurement policy and was very pleased that we are in line with the city's policies and stated that this is a very good policy.

MOTION BY ADAMS-BROOKS TO APPROVE THE PROPOSED REWRITE OF THE HOUSING COMMISSION'S PROCUREMENT POLICY AND THE CHANGE TO TRACK VALUE OF CONTRACTS FOR SERVICES BY CONSULTANTS AND ARCHITECTS/ENGINEERS THAT REQUIRE FORMAL SOLICITATION TO ALIGN THE HOUSING COMMISSION PROCUREMENT METHODS WITH THOSE OF THE CITY OF SAN DIEGO. THE PROPOSED POLICY HAS BEEN REVIEWED AND APPROVED BY GENERAL COUNSEL, CHARLES CHRISTENSEN. SECONDED BY GLORIA AND CARRIED ON A UNANIMOUS VOTE OF 5-0.

General Counsel Walter Spath wanted to clarify Exhibit 2 is General Counsel Charles Christensen's opinion and is an exhibit to the board report only and not an exhibit to the policy.

CLOSED SESSION

The San Diego Housing Commission did not convene in closed session.

ADJOURNMENT

Chair Salas adjourned the regular meeting at 9:45 a.m.

Respectfully submitted,



Angie Risotti
Executive Assistant to the President and CEO

Approved by,



Carrol Vaughan
Interim President and CEO