



SAN DIEGO
HOUSING
COMMISSION

AGENDA

SAN DIEGO HOUSING COMMISSION
REGULAR MEETING AGENDA
MAY 14, 2010, 9:00 A.M.
SMART CORNER
4TH FLOOR CONFERENCE ROOM
1122 BROADWAY
SAN DIEGO, CALIFORNIA

Assistance for the Disabled: Agendas, reports and records are available in alternative formats upon request. Please call the Housing Commission Docket Coordinator at least five days prior to the meeting at **578-7564 (voice) or 398-2440 (TTY)**.

Questions Regarding Agenda Items: For specific questions regarding any item on the Housing Commission agenda, please contact **Lisette Diaz at 578-7564**. 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, Gary Gramling, Sam Guillen, Allen Sims, Roberta Spoon and Jim Waring

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 & 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.

50 APPROVAL OF THE MINUTES

April 16, 2010 Regular Meeting

April 16, 2010 Special Meeting

100 HCR10-058 Amendment to Davis Davis Architects, Inc. Contract

- 1) That the SDHC approves a contract amendment in the amount of \$24,500 to cover additional construction monitoring of the first and second floor tenant improvements at the Smart Corner. This amendment will increase the total contract amount to \$134,000 inclusive of \$10,000 reimbursable expense already contained in the original contract.
- 2) Authorize the President & CEO, or designee, to be authorized to execute the contract amendment in a form approved by General Counsel, and all necessary documents, in the amount of \$24,500 (Attachment 1).

101 HCR10-057 Award of Contract for Building & Site Improvements

- 1) Recommend that SDHC approve the award of a construction contract to Sun Country Builders, Inc. in the amount of \$1,951,281 for building and site improvements at SDHC owned properties.
- 2) Following final approval of the contract award by the Housing Authority, authorize the President & Chief Executive Officer, or designee, to execute the contract (Attachment 1), in a form approved by General Counsel, and all necessary documents, and to expend up to ten percent contingency (\$195,128), if necessary, for items not anticipated in the original scope of work.
- 3) Recommend that SDHC approve a budget revision transferring \$2,146,409 of SDHC Local Unit Funds from Reserves to Construction Services capital improvements to provide for this contract including a ten percent contingency.

102 HCR10-065 Fiscal Year 2010 Budget Revision for Housing Rehabilitation Program

Approve a revision to the FY 2010 Budget, Housing Rehabilitation Program. The increase of \$150,000 for the Rental Housing Activity budget will incorporate SEDC's supplemental funding for the LSSD Program for rental properties in SEDC's Area of Influence.

103 HCR10-076 Contract with ElderHelp of San Diego

That the SDHC approve additional funding of \$31,305, (from \$93,912 to a total of \$125,217) to amend the current contract with EH (Attachment 1) from April 1, 2010 through June 30, 2010.

104 HCR10-066 Award of Contract for Fumigation of Buildings

- 1) Recommend that SDHC approve the award of a contract to Western Exterminator Company in the amount of \$127,840 for fumigation of buildings at various SDHC owned properties.
- 2) Authorize the President & Chief Executive Officer, or designee, to execute the contract (Attachment 1) in a form approved by General Counsel, and all necessary documents, and expend up to ten percent contingency (\$12,784), if necessary, for items not anticipated in the original scope of work.
- 3) That SDHC approve a budget revision transferring \$140,624 of SDHC Local Unit Funds from Reserves to Construction Services capital improvements to provide for this contract including a ten percent contingency.

105 HCR10-072 Application for State of California CalHome Program Funds

That the San Diego Housing Commission recommend final Housing Authority approval to:

- 1) Submit an application to HCD for \$1.5 million in CalHome Program funds;
- 2) Authorize the President and Chief Executive Officer, or designee, to execute all necessary documents, to receive the funds for homeownership; and
- 3) Amend the Fiscal Year 2011 Homeownership Loan and Grant Budget to include the CalHome funds, if awarded.

106 HCR10-078 Compressed Work Schedule

Authorize the President & Chief Executive Officer (CEO) to take appropriate actions to implement the CWS for a one-year pilot period.

CLOSED SESSION

It is anticipated that the San Diego Housing Commission will convene in closed session on Friday, May 14, 2010 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, including the introduction, identification and designation of labor negotiators as referenced in Item V. below.
- II. Public Testimony and Comment, if any, concerning any matter on the Closed Session Agenda.
- III. Commissioner public comments, if any.

IV. Commission will convene in closed session to consider the following agenda:

Conference with Legal Counsel – Pending Litigation pursuant to subdivision (c) of 54954.5 Government Code and subdivision (a) of Section 54956.9:

a. *J&J Properties A, LLC v. San Diego Housing Commission*
San Diego Superior Court, Case No. GIC-858800

San Diego Housing Commission v. J&J Properties A, LLC
San Diego Superior Court, Case No. 37-2010-00088941-CU-OR-CTL

b. *500 West Broadway, L.P. v. City of San Diego, San Diego Housing Commission, San Diego Redevelopment Agency*
United States Bankruptcy Court, Southern District of California
Bankruptcy No. 10-bk-3532-LA11; Adversary No. 10-ap-90152-LA

Counsel's Description of General Nature of Closed Session:

Counsel will report on status of Litigation and seek direction from the Board regarding prosecution and/or defense of the actions referenced within IV a. and b.

V. Conference with Labor Negotiators-Pursuant to Government Code Section 54957.6: Agency Representatives: Rick Gentry, Carrol M. Vaughan, Terry Whitesides, Tina Holmes, Charles B. Christensen and Joel Mason or the San Diego Housing Commission
Employee Organization: Social Services Union, Local 221, ALF-CIO

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

VI. Announcement of Actions Taken in Closed Session.

VII. Adjournment.

INFORMATIONAL REPORTS

HCR10-075 **Agency Income Statements**

HCR10-053 **Third Quarter FY 2010 Investment Report**

HCR10-070 **Status of Loan Portfolio-Third Quarter Fiscal Year 2010**

HCR10-073 **Notice of Settlement of Pending Litigation-3rd Quarter FY 2010**