

HOUSING COMMISSION AGENDA

SAN DIEGO HOUSING COMMISSION
SPECIAL MEETING AGENDA
NOVEMBER 13, 2009, 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, Sal Salas, Allen Sims 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**

50 **APPROVAL OF THE MINUTES**

Approval of the Minutes of the October 16, 2009 Regular Meeting.

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 HCR09-108 Revised Utility Allowance Schedule for Public Housing Units (Council District 6)

Recommendation:

That the Housing Commission approve the revised Utility Allowance Schedule (Attachment 1) for the 36 Public Housing units located at Via Las Cumbres as mandated by the Department of Housing and Urban Development. The proposed utility allowance would be effective December 1, 2009, and staff would implement at the residents' annual recertification.

101 HCR09-096 Award of Contract Removal and Replacement of Kitchen and Bathroom Cabinets at Various Housing Commission Sites

Recommendations:

Housing Commission approval of the following measures:

- 1) Recommend that the Housing Commission determine the bids of Gibraltar Construction Co. Inc. and Quality Pacific Construction, Inc. to be non-responsive for failure to comply with provisions set forth in the Invitation to Bid.
- 2) Recommend that the Housing Commission approve the award of a contract to Sun Country Builders in the amount of \$828,584 for kitchen and bathroom upgrades at the Housing Commission sites located at 10101 Maya Linda Rd., 8714-8732 Hurlbut St. and 8637–8707 Glenhaven St., 5359 – 5389 Santa Margarita St., 4541 33rd St., 4720 34th St., 4575–4579 38th St., 3010 39th St., and 4261 45th St.
- 3) Following final approval of the contract award by the Housing Commission authorize the President & Chief Executive Officer to execute the contract (Attachment 1) and expend up to a ten percent contingency (\$82,859), if necessary, for items not anticipated in the original scope of work.

102 HCR09-094 Landscape Maintenance Services (Citywide)

Recommendations:

- 1) Recommend that the Housing Commission seek authority from both the Housing Authority and the City Council to award maintenance, modernization, and improvement related contracts at Housing Commission owned and/or managed properties.
- 2) Recommend that the Housing Commission approve the award of a contract to AZTEC Landscaping, Inc. in the amount of \$245,714 for landscape maintenance services at Housing Commission owned and/or managed sites for the period of one year (1) with three 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).
- 3) Authorize the President and Chief Executive Officer, or his designee, to execute the contract with AZTEC Landscaping, Inc. substantially as it appears in Attachment 1 and authorized the expenditure of up to a ten percent contingency (\$24,571), if necessary, for items not anticipated in the original scope of work.

103 HCR09-090 Townpeople 34th Street Apartments (Council District 3)

Recommendations:

1. Increase the Housing Commission's permanent financing from \$2,040,000 to \$2,920,000 and approve a construction loan of up to \$2,128,189 for the acquisition and rehabilitation of 34 units of mixed-income housing with 12 units reserved as permanent rental housing for very low-income persons living with HIV/AIDS.
2. Authorize the President and Chief Executive Officer to execute necessary documents, as drafted and approved by the General Counsel.

**104 HCR09-111 Time Extension Request for Hotel Churchill
(Council District 2)**

Recommendations:

Approve a short-term time extension from November 30, 2009 to December 31, 2009 to allow staff to evaluate the Owner's time extension request regarding the rehabilitation work for the Hotel Churchill and to authorize the President and Chief Executive Officer to execute such documents as necessary.

CLOSED SESSION

It is anticipated that the San Diego Housing Commission will convene in closed session on Friday, November 13, 2009, 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.
- III. Commissioner public comments, if any.
- IV. Commission will convene in closed session to consider the following agenda:
 - a. Conference with Legal Counsel - Pending Litigation pursuant to subdivision (c) of 54954.5 Government Code and subdivision (a) of Section 54956.9:

San Diego Housing Commission v. J&J Properties, LLC
San Diego Superior Court, Case No. GIC-858807

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

Counsel's Description of General Nature of Closed Session:
The Commission will seek direction concerning the litigation.

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

INFORMATIONAL REPORTS

- HCR09-079 Disposition of San Diego Housing Commission Controlled Real Estate 2009 Annual Report (Citywide)
- HCR09-106 First Quarter FY 2010 Investment Report