

# **HOUSING COMMISSION AGENDA**

**SAN DIEGO HOUSING COMMISSION  
REGULAR MEETING AGENDA  
AUGUST 15, 2008, 9:00 A.M.  
SMART CORNER  
4<sup>TH</sup> 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 **578-7552 (voice) or 398-2440 (TTY)**.

**Questions Regarding Agenda Items:** For specific questions regarding any item on the Housing Commission agenda, please contact **Bridgit Alexander at 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 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 INTERIM PRESIDENT AND CHIEF EXECUTIVE OFFICER**

### **50     APPROVAL OF THE MINUTES**

Approval of the minutes of the July 9, 2008 and July 18, 2008 special meetings.

**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    HCR08-89    Standardization of Existing Agreements for the Administration of Housing Enhancement Loan Programs in City Redevelopment Areas**

**Recommendations:**

- 1) Authorize the Interim President and Chief Executive Officer of the Housing Commission to execute the amended standardized Agreements and Scopes of Services with the City Redevelopment Agency to administer the respective Housing Enhancement Loan Programs for the existing Redevelopment Areas of City Heights, Crossroads and Linda Vista, and the incorporation of the existing Mount Hope and Southcrest Areas into the expanded Southeastern San Diego Area in SEDC's Area of Influence.
- 2) Approve an increase of \$1,000,000 for the Housing Commission's Fiscal Year 2009 budget for owner-occupied Housing Rehabilitation loans to incorporate the tax increment housing set-aside funds for the newly expanded Southeastern San Diego Area Program into the approved Fiscal Year 2009 Housing Commission Budget.

**101    HCR08-92    Award of Contract for Trash and Recycling Collection Services (Citywide)**

**Recommendation:**

Recommend that the Housing Commission approve the award of a contract to USA Waste of California dba Waste Management of San Diego in the amount of \$248,926 for trash and recycling collection services at Housing Commission owned and/or managed sites for the period of one (1) year with three (3) 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).

**102    HCR08-93    Award of Contract for Landscape Maintenance Services (Citywide)**

**Recommendations:**

- 1) Recommend that the Housing Commission approve the award of a contract to Aztec Landscaping, Inc. in the amount of \$164,225 for landscape maintenance 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 Interim President and Chief Executive Officer to execute the contract (Attachment 1) and expend up to a ten percent contingency (\$16,423), if necessary, for items not anticipated in the original scope of work.

**103    HCR08-87    Transitional Housing Grant to San Diego Save Harbor**

**Recommendations:**

That the Housing Commission:

1. Approve a \$25,000 Transitional Housing grant to Safe Harbor for their six-bed Safe House program located at 2504 “A” Street, including two one-year renewal options for FY2010 and FY2011 in the amount of \$25,000 each, contingent upon future funding availability and program compliance by Safe Harbor.
2. Authorize the Interim President & Chief Executive Officer to execute contracts in a form acceptable to General Counsel.

**104    HCR08-88    Smart Corner Leasing Arrangements with DAVICH, USA, a California Corporation**

**Recommendations:**

That the Interim President and Chief Executive Officer (CEO) be authorized to execute lease documents between the Housing Commission and DAVICH, USA, for retail space at the Smart Corner building located at 1122 Broadway, on terms set forth in this report and Attachment 1 and in a lease form as approved by General Counsel to the Commission. The lease would have a ten (10) year initial term and one (1) five (5) year option to renew.

**105    HCR08-53    Loan for Boulevard Apartments (Council District 3)**

**Recommendation:**

Seek Housing Authority approval to fund a Housing Commission loan, of up to \$600,000 to 3137 El Cajon Boulevard L.P., to facilitate development of the Boulevard Apartments (Boulevard), 24 units of rental housing for extremely low-income and very low-income families including units for residents who are homeless or at-risk of becoming homeless, and in which there is a disabled adult with mental illness, HIV/AIDS or substance abuse.

**106    HCR08-71    Loans for Townspeople 34<sup>th</sup> Street (Council District 3)**

**Recommendations:**

Recommend to the Housing Authority a permanent loan of up to \$2,040,000, and a predevelopment loan of up to \$40,000, for the acquisition and rehabilitation of a 34-unit mixed-income housing complex with twelve units reserved as permanent rental housing for very low-income persons living with HIV/AIDS.

**107    HCR08-90    Rehabilitation Period for Hotel Churchill (Council District 2)**

**Recommendations:**

Approve an extension of the end of the rehabilitation period from January 31, 2009, to November 30, 2009, and authorize the Interim Chief Executive Officer and President of the Housing Commission to execute such documents as may be necessary.

**108    HCR08-101    Memorandum of Understanding with the San Diego Capital Collaborative**

**Recommendation:**

Authorize the Interim President and CEO of the Housing Commission to execute all pertinent documents to effectuate the execution of the MOU.

**109    HCR08-95    Employment Contract for Executive Vice President and Chief Operating Officer of the San Diego Housing Commission and Establishing Compensation for Same**

**Recommendations:**

1. That the Chair of the San Diego Housing Commission be authorized to execute an employment agreement with Carrol Vaughan as Executive Director and Chief Operating Officer of the Commission;
2. Authorizing the San Diego Housing Commission to take all actions necessary to implement the agreement;
3. Requesting that the San Diego Housing Commission approve a budget amendment to FY 09 Budget to authorize the funding of the contract; and,
4. Establishing a bonus for Carrol Vaughan for her exemplary service as the Interim President and Chief Executive Officer of the San Diego Housing Commission for the period from January 15, 2008 through October 1, 2008 when the new President and Chief Executive Officer will assume that office.

**110    HCR08-97    Award of Contract for the Housing Quality Standards (HQS) and Rent Reasonableness Inspection Services**

**Recommendations:**

1. That the Housing Commission approve the award of contract to Sterling Companies, Inc. in the amount of \$135,000 for the provision of Housing Quality Standard inspections and Rent Reasonableness determinations, for the period of one year with one additional one-year option.
2. Authorize the Interim President & Chief Executive Officer to execute the contract (Attachment 1).

### **CLOSED SESSION**

It is anticipated that the San Diego Housing Commission will convene in closed session on Friday, August 15, 2008, 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- Public Employee Performance Evaluation Pursuant to Government Code Section 54957 and Subdivision (e) of Government Code Section 54954.5

*Performance Evaluation for Carrol Vaughan, Interim President and CEO of the San Diego Housing Commission.*

#### **Counsel's Description of General Nature of Closed Session:**

It is anticipated that the Commission will perform the annual public employee performance evaluation of the Interim President and Chief Executive Officer of the San Diego Housing Commission.

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

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### **INFORMATIONAL REPORTS**

HCR08-72	4 <sup>th</sup> Qtr FY08 Notice of Settlement of Pending Litigation
HCR08-73	4 <sup>th</sup> Qtr FY08 Investment Status
HCR08-74	4 <sup>th</sup> Qtr FY08 Loan Portfolio Status
HCR08-75	4 <sup>th</sup> Qtr FY08 Activity Performance
HCR08-77	Semi-Annual FY08 Disposition of Assets
HCR08-79	Semi-Annual San Diego Housing Commission Grants Report for January-June 2008
HCR08-82	Annual Report – FY08 Section 8 Terminations
HCR08-83	Annual Report – FY08 Section 8 Management Assessment Program (Citywide)
HCR08-84	Annual Report – FY08 Collection Write-Offs
HCR08-85	Annual Report – FY08 Travel and Training Expenses