



Good Neighbors

San Diego Housing Commission

MINUTES

**SAN DIEGO HOUSING COMMISSION
MINUTES OF THE REGULAR MEETING
MARCH 24, 2006, 9:00 A.M.
COUNCIL COMMITTEE ROOM
SAN DIEGO, CALIFORNIA**

ATTENDANCE

Present were Commissioners Jennifer Adams-Brooks, Todd Gloria, Sal Salas, Alice Tumminia and Tony Yip. Also present were Walter Spath, General Counsel and Chief Operating Officer Carrol Vaughan. President and Chief Executive Officer Elizabeth Morris was absent.

10 CALL TO ORDER

Chair Salas called the meeting to order at 9:03 a.m.

20 PUBLIC COMMENT

None.

30 COMMISSIONER COMMENTS

Chair Salas remarked on his recent trip to the NAHRO Legislative Conference in Washington, DC. The major topic of discussion was the FY07 Federal Budget. He stated the budget proposes a \$2 billion rescission of FY2006 and prior-year funding, which could pose financial risks to all Housing Commission programs.

Commissioner Gloria commented on a recent visit he received from a Housing Commission Section 8 client that discussed what Chair Salas previously mentioned and she wants to advocate on behalf of the Section 8 program. He also shared with the Board her comments about the wonderful experiences she has had with the Housing Commission.

40 REPORT BY THE CHIEF OPERATING OFFICER

Carrol Vaughan discussed how Public Housing intends to implement a new operating fund formula and program in FY2007. Once subsidy estimates under the new formulas are released, the funding is projected to be about 81% of the amount the Housing Commission ought to receive in operating subsidy. She, also added that the Housing Commission's Proposed FY07 Budget will be brought before the Board for discussion on April 14, 2006.

50 APPROVAL OF THE MINUTES

MOTION BY ADAMS-BROOKS TO APPROVE THE FEBRUARY 10, 2006 REGULAR MEETING MINUTES. SECONDED BY YIP AND CARRIED ON A UNANIMOUS VOTE OF 4-0 WITH TUMMINIA NOT PRESENT.

CONSENT AGENDA

MOTION BY YIP TO APPROVE THE FOLLOWING ITEMS ON CONSENT:

101 HCR06-24 U.S. Congressional Set Aside Economic Development Initiative Special Purpose (EDI-SP) Grant (Council District 2)

Recommendations: 1) Approve the proposed application for a \$745,575 EDI-SP grant on behalf of the City of San Diego to be used for construction of Veterans Village; 2) Grant funds to Veterans Village of San Diego for use in the development of Phase II located at 4141 Pacific Highway, contingent upon securing funding for the remainder of the project costs; 3) Authorize the President and Chief Executive Officer to execute all documents necessary to obtain and utilize these funds; and, 4) Approve an amendment to the FY2006 Housing Commission budget to reflect the addition of \$745,575 in EDI-SP funds.

SECONDED BY ADAMS-BROOKS AND CARRIED ON A UNANIMOUS VOTE OF 4-0 WITH GLORIA ABSTAINING.

ACTION AGENDA

Chair Salas asked that Item 102 be heard before Item 100.

102 HCR06-25 Amendment to the Loan Agreement for Paseo Glenn Apartments (Council District 2)

Dan Cady Project Manager gave a staff report.

Commissioner Gloria asked if the basement unit was uninhabitable. Mr. Cady replied yes, that the unit doesn't meet the 150 sq. ft. single room requirement.

Commissioner Adams-Brooks asked about supportive living environment. Mr. Cady stated that all units are restricted for mentally ill and have access to offsite information and services they need to remain in an independent living situation.

MOTION BY YIP TO APPROVE THE PROPOSED RECONFIGURATION OF THE USE AND AFFORDABILITY RESTRICTIONS AND AMENDMENT TO THE LOAN AGREEMENT OF FOR PASEO GLENN SUPPORTIVE HOUSING (1851-1865 TITUS STREET) TO ALLOW CONVERSION OF A ONE-BEDROOM UNIT INTO A COMMUNITY ROOM AND RESTRICT RENT AND OCCUPANCY OF THE TWO-BEDROOM MANAGER'S UNIT TO

MAKE IT AFFORDABLE TO HOUSEHOLDS WITH INCOMES OF 80 PERCENT OR LESS OF AREA MEDIAN INCOME (AMI) AND AUTHORIZE THE PRESIDENT AND CHIEF EXECUTIVE OFFICER (CEO) TO EXECUTE ALL DOCUMENTS REQUIRED FOR THE RECONFIGURATION. SECONDED BY TUMMUNIA AND CARRIED ON A UNANIMOUS VOTE OF 5-0.

100 HCR06-23 FY07 Annual Action Plan for the City of San Diego

Commissioner Yip asked about the decrease from last year's funding. Ms. Benjamin replied overall decrease in the five grants from last year is \$2.4 million and of that amount \$1.8 is CDBG.

Chair Salas asked if there were any cuts in HOME funds. Ms. Benjamin replied only slightly.

Ms. Vaughan asked if there was a trend in public comments received. Ms. Benjamin stated that there has not been a trend in public comments and the comments have been specific to each community. Commissioner Gloria commented that Ms. Benjamin has been a wonderful ambassador for the Housing Commission and the public comments did seem to be very neighborhood specific.

Chair Salas asked how often the Section 8 waiting list is purged and how many applicants get vouchers. Ms. Vaughan replied that the Section 8 waiting list is purged every 18 to 24 months and about 1200 applicants receive vouchers yearly. Commissioner Gloria asked if an applicant can request their name be taken off the waiting list by telephone. Ms. Vaughan replied that it is required that the applicant notify the Housing Commission in writing to ensure proper controls.

Commissioner Tumminia asked if an applicant can apply for multiple housing assistance programs. Ms. Vaughan replied yes, an applicant can apply for all available housing assistance programs at the same time.

Donna Dinan of HISA Task Force commented, after reviewing the FY07 Annual Action Plan, that HISA is pleased to find several references to deconcentration and appreciated the cost effective incentives for housing mobility and freedom of choice in housing.

Commissioner Adams-Brooks asked if the goals and objectives stated in the report were attainable in two years. Ms. Benjamin replied that the Housing Commission is required to submit a CAPER (a performance evaluation report) which identifies if prior year goals have been met. Ms. Vaughan added that the Housing Commission has been meeting and exceeding goals in the five year cycle.

MOTION BY GLORIA TO RECOMMEND THAT THE CITY COUNCIL APPROVE THE CITY OF SAN DIEGO FY07 ACTION PLAN (ATTACHMENT 1) FOR SUBMISSION TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD). SECONDED BY TUMMINIA AND CARRIED ON A UNANIMOUS VOTE OF 5-0.

CLOSED SESSION

The San Diego Housing Commission convened in closed session to discuss the following agenda:

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

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

INFORMATION ONLY

- b. Conference with Legal Counsel-Liability Claim pursuant to subdivision (d) of 54954.5 Government Code and subdivision (a)(1)(A) of Section 54956.96:

Claim and Petition to File a Late Claim by Taran Evans.

Counsel's Description of General Nature of Closed Session:

The Commission will discuss the Claim and Petition to File a Late Claim by Taran Evans, a public housing participant. General Counsel will seek instructions concerning the response to the Claim and Petition to file a Late Claim.

BY A VOTE OF 5-0 BOARD GAVE COUNSEL INSTRUCTION TO DENY THE CLAIM.

- c. Conference with Legal Counsel- Anticipated Litigation Claim pursuant to subdivision (c) of 54954.5 Government Code and subdivisions (b)(1) of Section 54956.9:

One (1) matter:

BY A VOTE OF 5-0 DIRECTIONS WERE GIVEN TO COUNSEL TO FILE THE LAWSUIT IF THE DEVELOPER DOES NOT COMPLY WITH OUR DEMANDS.

ADJOURNMENT

Chair Salas adjourned the regular meeting at 10:35 a.m.

Respectfully submitted,

Angie Risotti
Executive Assistant to the President and CEO

Approved by,

Elizabeth C. Morris
President and CEO

**Signature on File
With Original Document**