



Good Neighbors

San Diego  
Housing Commission

# MINUTES

**SAN DIEGO HOUSING COMMISSION  
MINUTES OF THE REGULAR MEETING  
MARCH 19, 2004 9:00 A.M.  
CITY ADMINISTRATION BUILDING  
SAN DIEGO, CALIFORNIA**

## **ATTENDANCE**

Present: Commissioners Salas, Adams-Brooks, Cramer, Grinchuk, Knight, Tumminia and Yip. Also present were Chief Executive Officer Elizabeth Morris and Charles Christensen, General Counsel.

### **10 CALL TO ORDER**

Chair Salas called the meeting to order at 9:08 a.m.

### **20 SWEARING-IN OF COMMISSIONER KNIGHT**

Ms. Leeandrus Knight was sworn in as Board Commissioner.

### **30 PUBLIC COMMENT**

Mel Shapiro asked to see a Housing Commission report on the proposed Section 8 Voucher Program changes. Ms. Morris stated there are serious changes proposed. These have been discussed orally with the Board and staff will continue to monitor them closely.

Emmy Stratthaus of HISA Task Force commented, after reviewing the Consolidated Plan draft report, that she is pleased to find several references to deconcentration and the City's Balanced Community Policies and appreciated the cost effective incentives for housing mobility and freedom of choice in housing.



**40 COMMISSIONERS COMMENT**

Chair Salas remarked on his recent trip to the NAHRO Legislative Conference in Washington, DC stating if the proposed Section 8 Flexible Voucher Plan goes into effect, California could lose 34,000 vouchers in the next 6 to 9 months. Of those vouchers lost, the City and County of San Diego could lose about 2,600. Ms. Morris added that the Flexible Voucher Program is the result of the budget proposal that came from the Administration and it is not clear if this measure will pass this year. However, the problem is the budget dollar amount is predicated on certain perceived savings by changing the program design. If the program stays as is, there is concern that the dollar amount currently in the President's budget would be insufficient to keep up with current costs.

**50 REPORT BY THE CHIEF EXECUTIVE OFFICER**

Ms. Morris thanked Cissy Fisher for accepting the position as Housing Finance and Development Manager. Ms. Morris announced the City of San Diego has been awarded \$2 million from Proposition 46 to match our Housing Trust Fund. Funds are to be used for permanent rental housing development with a focus on very extremely low-income families. Ms. Morris added that the voter's support of Proposition 46 was warranted and our per capita share of the proceeds is being returned to benefit San Diego.

**100 HCR04-21 – City of San Diego's FY04-FY09 Five-Year Consolidated Plan**

Senior Program Analyst Rob Albrecht and the City's Community Development Block Grant (CDBG) Administrator Anita Pyle provided a staff report.

Commissioner Cramer asked how much notice was given to the community and to community groups in order to solicit input in this process. Mr. Albrecht replied in early January 2004 surveys were sent to 400 individuals and community-planning groups, adding that surveys were sent again two weeks prior to each group meeting for those individuals who did not receive the survey.

Commissioner Adams-Brooks asked if the Housing Commission is receiving the full 20% of the CDBG allocation for affordable housing. Ms. Pyle stated the City Council's policy target is 20%, however, in prior years the Housing Commission's allocation was approximately 13%.

Commissioner Grinchuk commended and thanked Mr. Albrecht and Ms. Pyle for preparing this great report.

**Recommendation No. 1:** MOTION BY TUMMINIA TO SEEK APPROVAL OF THE FY05-FY09 YEAR CONSOLIDATED PLAN. SECONDED BY GRINCHUK AND CARRIED ON A UNANIMOUS VOTE OF 7-0.

**Recommendation No. 2:** MOTION BY GRINCHUK TO SEEK APPROVAL OF THE CITY'S DRAFT CITIZEN PARTICIPATION PLAN FOR SUBMISSION TO HUD. SECONDED BY YIP AND CARRIED ON A UNANIMOUS VOTE OF 7-0.

**101 HCR04-24 – Loan for Bayview Legacy Residences Phase I, located at 325 54<sup>th</sup> Street (Council District 4)**

Informational only.

Housing Finance & Development Program Manager Cissy Fisher asked that this item be moved to a later date for consideration. She gave a brief overview of some outstanding issues.

Commissioner Cramer asked Ms. Fisher to provide a brief training of the CDLAC and CTCAC application processes and time lines for developers at the next Housing Commission meeting.

**102 HCR04-15 - Semi-Annual Equal Opportunity and Small Contracts Status Report for the First Half of the Fiscal Year 2004**

Business Services Manager Terry Whitesides provided a staff report.

Commissioner Adams-Brooks thanked staff for a job well done and stated while approving Housing Commission small contracts (i.e. painting, roofing), it was noticed that few under-utilized business enterprises were bidding on or obtaining these types of contracts. Mr. Whitesides replied we continue to utilize to the language of being "responsible and responsive" in terms of bidding, and we continue to do outreach education.

Commissioner Yip asked what is the benefit of the applicants getting certified and how do you get them to attend the training seminars. Mr. Whitesides responded once an applicant is certified they are introduced into a large number of databases across the country used by agencies similar to us when seeking potential bidders.

Commissioner Cramer asked how do we get contractors to attend these seminars. Mr. Whitesides stated that it takes a lot of one-on-one discussions to encourage contractors to participate in these workshops.

**CLOSED SESSION**

- I. Conference with Legal Counsel-Anticipated Litigation-Government Code Section 54956.9 ( c )

DIRECTION WAS GIVEN TO LEGAL COUNSEL CONCERNING INITIATION OF CIVIL LITIGATION.

**ADJOURNMENT**

Chair Salas adjourned the regular meeting at 10:47 a.m.

Respectfully submitted,

Approved by,

Angie Risotti  
Executive Assistant to CEO

**Signature on File  
With Original Document**

Elizabeth C. Morris  
Chief Executive Office