



Good Neighbors

San Diego
Housing Commission

MINUTES

**SAN DIEGO HOUSING COMMISSION
MINUTES OF THE REGULAR MEETING
JULY 2, 2004, 9:00 A.M.
CITY ADMINISTRATION BUILDING
SAN DIEGO, CALIFORNIA**

ATTENDANCE

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

10 CALL TO ORDER

Commissioner Salas called the meeting to order at 9:07 a.m.

20 PUBLIC COMMENT

None.

30 COMMISSIONER COMMENTS

None.

40 REPORT BY THE CHIEF EXECUTIVE OFFICER

Ms. Morris commented on the city's new web site www.sandiego.gov/housing that pulls together all of the city's affordable housing activities including the Redevelopment Agency along with the Housing Commission and has some very interesting links. Ms. Morris also added HUD is recalculating the Section 8 administrative fee and the FY05 shortfall now stands at \$600,000. Recently, the Housing Commission hosted several well-attended meetings with landlords detailing the recent Section 8 Program changes. Ms. Morris welcomed new staff member Mr. Todd Philips to replace Ms. Susan Tinsky.

CONSENT AGENDA

MOTION BY YIP TO APPROVE THE FOLLOWING ITEMS ON CONSENT:



100 HCR04-50 U.S. Department of Housing and Urban Development Super Notice of Funding Availability (SuperNOFA) Applications Citywide)

Recommendation:

1) Authorize grant applications under the 2004 SuperNOFA for:

- The Resident Opportunities and Self-Sufficiency (ROSS) Resident Services Delivery Model program;
- The Neighborhood Networks program;
- Public Housing Family Self-Sufficiency Coordinator grant;
- Housing Choice Voucher Family Self-Sufficiency Coordinators grant;
- One new Shelter Plus Care application;
- Five Shelter Plus Care renewals;

2) Seek Housing Authority approval to amend the FY05 Housing Commission Budget to reflect the addition of awarded funds;

Authorize the CEO to execute all required documents.

SECONDED BY YIP AND CARRIED ON A UNANIMOUS VOTE OF 6-0 WITH GRINCHUK ABSENT.

ACTION AGENDA

101 HCR04-51 Actions Implementing the Purchase of Office Building (Council Districts 2)

Commissioner Cramer is recused from this item. Notices of Commissioner Cramer's recusal and abstention is on record at the office of the Housing Commission.

Mel Shapiro asked why the Housing Commission is not seeking Housing Authority approval on changes to the Purchase and Sale Agreement (PSA), and why the names of the owners, specifically Canyon Johnson Urban Fund, Limited Partners kept are confidential.

Steve Snyder Director of Facilities provided a staff report.

Mr. Christensen responded to Mr. Shapiro's questions stating that the CEO has the right to approve the assignments of rights and obligations under Section 20.16 in the agreement, and the Housing Commission Board under the provisions of San Diego Municipal Code 98.0301 has the right to grant approval of all assignments without further action of the Housing Authority. With respect to the confidentiality of Limited Partners of Canyon Johnson Urban Fund a disclosure is not required of a Limited Partnership.

Commissioner Yip asked who the managing members of both LLC's are. Mr. Snyder replied Mr. Jerome Trammer for Smart Corner, LLC and Mr. Robert Turner for Canyon Johnson.

Commissioner Salas asked what has precipitated revising the schedule. Mr. Snyder stated because there is a traction substation on the property. Details of where and when to move the substation to the San Diego Community College property needed to be determined with Center City Development Corporation, Metropolitan Transit Development Board and the San Diego Community College District.

MOTION BY TUMMINIA TO APPROVE RECOMMENDATION NO. 1: AN ASSIGNMENT OF RIGHTS AND OBLIGATIONS UNDER THE PSA FROM LANKFORD AND ASSOCIATES, INC. TO BOTH SMART CORNER LLC AND CJUF SMART CORNER LLC AND AUTHORIZE THE CHIEF EXECUTIVE OFFICE (CEO) TO EXECUTE ALL REQUIRED DOCUMENTS AS APPROVED BY GENERAL COUNSEL TO EFFECTUATE THE ASSIGNMENTS, INCLUDING BUT NOT LIMITED TO ATTACHMENT 1, AGREEMENT REGARDING EXTENSION OF CONTINGENCY DATES AND CONSENT TO ASSIGNMENT OF PURCHASE AND SALE AGREEMENT (PSA). SECONDED BY YIP AND CARRIED ON A UNANIMOUS VOTE OF 5-0 WITH GRINCHUK ABSENT AND CRAMER RECUSED.

MOTION BY TUMMINIA TO APPROVE RECOMMENDATION NO. 2: THE REQUESTED MODIFICATION TO THE PROJECT DEVELOPMENT TIMELINE AS SET FORTH IN ATTACHMENT 2, AND AS DETAILED IN THIS REPORT AND AUTHORIZE THE CEO TO EXECUTE ANY AND ALL REQUIRED DOCUMENTS TO EFFECTUATE THE REQUESTED MODIFICATION, AS APPROVED BY GENERAL COUNSEL. SECONDED BY ADAMS-BROOKS AND CARRIED ON A UNANIMOUS VOTE OF 5-0 WITH GRINCHUK ABSENT AND CRAMER RECUSED.

102 HCR04-23 Affordable Housing Production Workshop (postponed from an earlier meeting)

Director of Housing Finance and Development Cissy Fisher along with Supervising Project Manager Wendy DeWitt and Project Manager Peter Armstrong gave a PowerPoint presentation regarding the housing development process. They also explained various housing finance programs and responded to questions from Commissioners.

CLOSED SESSION

The Housing Commission convened in closed session with the following agenda:

- a. Conference with Legal Counsel-Existing Litigation-Government Code Section 54956.9 (c)

1. San Diego Unified School District v. City of San Diego

Housing Authority, et al.; SDSC No.: GIC 824968-1

2. San Diego Unified School District v. Housing Authority of the City of San Diego, et al.; SDSC No.: GIC 818607-1
3. San Diego Unified School District v. Housing Authority of the City of San Diego, et al.; SDSC No.: GIC 818608-1
4. San Diego Unified School District v. Housing Authority of the City of San Diego, et al.; SDSC No.: GIC 818606-1

BOARD GAVE DIRECTIONS TO COUNSEL CONCERNING POTENTIAL SETTLEMENT OF LITIGATION.

5. San Diego Housing Commission vs. Strongly Oriented for Action, San Diego Superior Court Case No. GIC 830901

BY A VOTE OF 5-0 INSTRUCTIONS WERE GIVEN TO COUNSEL CONCERNING LITIGATION WITH COMMISSIONER YIP ABSTAINING

- b. Real Property Negotiations
Conference with Real Property Negotiator – Pursuant to California Government Code Section 54954.5(b) and 54956.8:

Property: 1334 7th Avenue, San Diego, California 92101 (“the Property”) currently owned by the San Diego Interfaith Housing Foundation proposed to be sold to Mr. Steve Considine and concerning the release of restrictions in favor of the Commission concerning the Property.

Commission Negotiators: Sal Salas, Elizabeth Morris, Carrol Vaughan, and Cissy Fisher for the San Diego Housing Commission.

Negotiating Parties: San Diego Interfaith Housing Foundation and/or Mr. Steve Considine and/or assignee.

Under Negotiation: Price and Terms of Payment for requested release of covenants affecting the Property by Commission.

BY A VOTE OF 5-0 DIRECTIONS WERE GIVEN TO COUNSEL CONCERNING POTENTIAL SALE OF REAL PROPERTY INTEREST WITH COMMISSIONER YIP ABSTAINING.

- c. Conference with Legal Counsel-anticipated litigation-
initiation of litigation pursuant to subdivision (c) of Section
54956.9-
One (1) case

THIS MATTER IS CONTINUED TO THE NEXT HOUSING COMMISSION MEETING.

ADJOURNMENT

Chair Salas adjourned the regular meeting at 11:50 a.m.

Respectfully submitted,

Angie Risotti
Executive Assistant to the President and CEO

**Signature on File
With Original Document**

Approved by,

Elizabeth C. Morris
President and CEO