



Good Neighbors

San Diego  
Housing Commission

# MINUTES

**SAN DIEGO HOUSING COMMISSION  
MINUTES OF THE REGULAR MEETING  
JULY 23, 2004, 9:00 A.M.  
CITY ADMINISTRATION BUILDING  
SAN DIEGO, CALIFORNIA**

## **ATTENDANCE**

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

## **10 CALL TO ORDER**

Commissioner Grinchuk called the meeting to order at 9:05 a.m.

## **20 PUBLIC COMMENT**

Mr. Larry Chandez, advocate for persons with disabilities, commented on information regarding a list of supportive services and resources that he would like included in the Housing Commission Five-Year Consolidated Plan report.

## **30 COMMISSIONER COMMENTS**

Commissioner Adams-Brooks asked Ms. Carrol Vaughan to work directly with Mr. Chandez to resolve these issues and thanked Mr. Chandez for bringing this to our attention.

Commissioner Grinchuk requested Agenda Item 103 be postponed to the next meeting.

## **40 REPORT BY THE PRESIDENT AND CHIEF EXECUTIVE OFFICER**

Ms. Morris stated this week the House Committees were working on with the HUD VA and Independent Agencies budget. Adding, they are starting the budget process with less money for that group of activities than last year by several billion dollars while trying to increase Veteran's benefits. What the House proposal looks like so far is a little more money for the Section 8 program but not as much as is needed along with a proposed reduction in the four to five percent range for CDBG, HOME, HOPWA and homeless



programs and Section 8 administrative fees. HUD is in the process of publishing regulations regarding the public housing programs and how to set the operating subsidy. The new approach is to be project-based in budgeting and management rather than program wide. Ms. Morris stated it's been a time of more change in the stable programs than we are accustomed to.

## **50 APPROVAL OF THE MINUTES**

MOTION BY ADAMS-BROOKS TO APPROVE REGULAR MEETING MINUTES OF MAY 14, 2004. SECONDED BY TUMMINIA AND CARRIED ON A UNANIMOUS VOTE OF 4-0 WITH SALAS, CRAMER AND YIP ABSENT.

MOTION BY KNIGHT TO APPROVE REGULAR MEETING MINUTES OF JUNE 4, 2004. SECONDED BY TUMMINIA AND CARRIED ON A UNANIMOUS VOTE OF 4-0 WITH SALAS, CRAMER AND YIP ABSENT.

MOTION BY ADAMS-BROOKS TO APPROVE REGULAR MEETING MINUTES OF JULY 2, 2004. SECONDED BY KNIGHT AND CARRIED ON A UNANIMOUS VOTE OF 4-0 WITH SALAS, CRAMER AND YIP ABSENT.

## **CONSENT AGENDA**

MOTION BY TUMMINIA TO APPROVE THE FOLLOWING ITEMS ON CONSENT:

**100 HCR04-52 Funding Received from State of California CalHome First Time Homebuyer Mortgage Assistance Program and FY2005 Budget Revision (Citywide)**

**Recommendation 1:** Recommend Housing Authority authorization to revise the FY2005 budget as presented in Attachment 1 to include the \$1 million in CalHome First Time Homebuyer Mortgage Assistance Program funds.

**Recommendation 2:** Recommend Housing Authority authorization to revise the FY2005 budget to transfer \$724,312 of HOME Program Income funds from Homeownership to Rental Housing Production.

**101 HCR04-53 Appointment of Loan Committee Member (Citywide)**

**Recommendation:** That the Housing Commission confirm the nomination of Nicole Norton to serve a two-year term on the Loan Committee, in accordance with Commission Loan Committee Policy.

**102 HCR04-54 Rescission of Existing Declaration of Covenants, Conditions and Restrictions for 1334 Seventh Avenue (CD2)**

**Recommendation:** It is recommended that the Housing Commission rescind its existing Declaration, for the vacant lot at 1334 Seventh Avenue to allow the owner, Interfaith, to sell the property for market rate housing as described in this report.

Contingencies of this action include:

- The action shall be contingent upon the Housing Commission receiving a \$342,250 share of the proceeds;
- The sale escrow and cash payment to the Housing Commission must be completed within 60 days from this meeting date;
- The Housing Commission shall have the right to approve the escrow instructions; and
- The documents for rescinding the Declaration must be contingent upon satisfaction of the General Counsel. The Chief Executive Officer would be authorized to take all actions necessary to complete this transaction.

SECONDED BY ADAMS-BROOKS AND CARRIED ON A UNANIMOUS VOTE OF 4-0 WITH SALAS, CRAMER AND YIP ABSENT.

### **ACTION AGENDA**

#### **103 HCR04-55 Workshop on First Time Homebuyer Programs (Citywide)**

This item was postponed until the next meeting.

### **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)

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

NO ACTION TAKEN.

- b. Real Property Negotiations

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

Property: 14350-60 Camino de la Luna, San Diego, CA  
92127; Ten Unit Apartment Complex  
Commission Negotiators: Sal Salas, Elizabeth Morris, Carrol Vaughan, Cissy  
Fisher and Peter Armstrong for the San Diego  
Housing Commission.  
Negotiating Parties: Pardee Construction.  
Under Negotiation: Price and Terms of Payment for purchase of real  
property in the NCFUA.

BY A VOTE OF 4-0 DIRECTIONS WERE GIVEN TO REAL PROPERTY  
NEGOTIATORS CONCERNING PRICE AND TERMS OF THE ACQUISITION OF THE  
PROPERTY REFERENCED WITH COMMISSION SALAS, CRAMER AND YIP  
ABSENT.

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

NO ACTION TAKEN.

### **ADJOURNMENT**

Commissioner Grinchuk adjourned the regular meeting at 9:45 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