



Good Neighbors

San Diego
Housing Commission

MINUTES

**SAN DIEGO HOUSING COMMISSION
MINUTES OF THE REGULAR MEETING
SEPTEMBER 10, 2004, 9:00 A.M.
CITY ADMINISTRATION BUILDING
SAN DIEGO, CALIFORNIA**

ATTENDANCE

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

10 CALL TO ORDER

Commissioner Salas called the meeting to order at 9:10 a.m.

20 PUBLIC COMMENT

None.

30 COMMISSIONER COMMENTS

None.

40 REPORT BY THE PRESIDENT AND CEO

Ms. Morris announced that we reissued the Housing Development Notice of Funding Availability and the San Diego Model School Development Agency has sent out a Request for Qualifications (RFQ) for a Master Developer. Ms. Morris stated that there is a number of housing related bills that passed through the state legislature this year and are awaiting the Governor's signature. Ms. Morris also stated the Housing Commission recently underwent a HUD RIM review/audit primarily consisting of rent and income calculations in the Section 8 and Public Housing programs. Passing on auditors positive comments about line staff competence.

Ms. Vaughan gave an update on the Section 8 shortfall stating a few changes have been made to the program since July that included reducing the payment and subsidy standard and are now beginning to show significant savings. Ms. Vaughan stated in



July 2004 we filed an appeal of HUD's rent annual adjustment factor. This appeal was approved for a 9.9 percent adjustment factor and we will received an additional \$3.3 million to be applied to our Housing Assistance Payment costs back to January. This is the third largest appeal awarded in the country. Ms. Vaughan also stated that there is no relief on the administrative fees. The cuts that were established last January are still in place and the Federal Fiscal Year '05 budget calls for an additional decrease in administrative funds.

Commissioner Yip asked about the revised estimate to the shortfall for current fiscal year. Ms. Vaughan responded the estimated total shortfall is about \$1.2 million, which is lower than what was originally projected. Ms. Morris added that the House's FY05 HUD budget is proposing reductions in HOME, CDBG, Housing for People with Aids, and Homeless programs.

50 APPROVAL OF THE MINUTES

MOTION BY ADAMS-BROOKS TO APPROVE REGULAR MEETING MINUTES OF AUGUST 20, 2004 SECONDED BY YIP CARRIED ON A VOTE OF 4-0 WITH CRAMER ABSENT AND GRINCHUK AND TUMMINIA ABSTAINING.

CONSENT AGENDA

MOTION BY YIP TO APPROVE THE FOLLOWING ITEMS ON CONSENT:

101 HCR04-71 Final Authorization to issue Multifamily Housing Revenue Bonds for Beyer Courtyard Apartments (Council District 8)

Recommendation: That the Housing Commission recommend that the Housing Authority authorize the issuance of multifamily housing revenue bonds in an amount not to exceed \$7.4 million for the acquisition and construction of the 60-unit Beyer Courtyard Apartments.

SECONDED BY TUMMINIA AND CARRIED ON A UNANIMOUS VOTE OF 6-0 WITH COMMISSIONER CRAMER ABSENT.

ACTION AGENDA

100 HCR04-70 Acquisition of the Fairbanks Summit Apartments (Council District 1) (continued item from the August 20, 2004 Housing Commission meeting).

This item is continued to the next Housing Commission Meeting.

CLOSED SESSION

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

- a. Conference with Legal Counsel-Existing Litigation Government Code Sections 54956.9 (a) and 54954.5 (c):
 1. Department of Fair Employment and Housing v. San Diego Housing Commission, et al., San Diego Superior Court Case No. GIC 833955

NO ACTION TAKEN

- b. Real Property Negotiations

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

Property: 14350-60 Camino de la Luna, San Diego, CA
92127; Ten (10) 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 located with the NCFUA

NO ACTION TAKEN

ADJOURNMENT

Commissioner Salas adjourned the regular meeting at 9:47 a.m.

Respectfully submitted,

**Signature on File
With Original Document**

Approved by,

Angie Risotti
Executive Assistant to the President and CEO

Elizabeth C. Morris
President and CEO