



Good Neighbors

San Diego
Housing Commission

MINUTES

**SAN DIEGO HOUSING COMMISSION
MINUTES OF THE REGULAR MEETING
OCTOBER 8, 2004, 9:00 A.M.
CITY ADMINISTRATION BUILDING
SAN DIEGO, CALIFORNIA**

ATTENDANCE

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

10 CALL TO ORDER

Chair Salas called the meeting to order at 9:05 a.m.

20 PUBLIC COMMENT

None.

30 COMMISSIONER COMMENTS

Commissioner Cramer thanked Ms. Morris and her staff for a great presentation at the Housing Commission's 25th Anniversary celebration he recently attended. He added that he did not know many of the key employees at the Housing Commission and asked that they be introduced at future board meetings. Commissioner Cramer asked that the Annual Report on Inclusionary Housing include discussion of the effect of the Inclusionary Housing Ordinance on the overall housing supply. Commissioner Cramer also commented on 4th Quarter Budget Status Informational Report that was recently circulated and congratulated staff on staying within the budget standards for the fiscal year, considering all the extraordinary things that happened during the fiscal year.

Chair Salas also thanked Ms. Morris and her staff for a job well done over the past 25 years. He added that it's very impressive to see the quantum leap in the amount of the budget, yet the employee base has remained static for the last several years.



Commissioner Adams-Brooks commented on the Washington Post article, "Making Housing a Political Issue," written by David S. Broder, dated September 23, 2004 that was recently distributed to the Board.

Commissioner Yip asked for clarification on Attachment 3 of the 4th Quarter Budget Status Informational Report.

Chair Salas invited Mel Shapiro for public comment. Mr. Shapiro suggested that all informational reports be put on the agenda. Commissioner Cramer agreed with Mr. Shapiro. Staff will ensure future noticing of informational reports.

40 REPORT BY THE PRESIDENT AND CEO

Ms. Morris commented that she has seen the 12-Point Housing Plan report that Commissioner Adam-Brooks referred to in her comments and will get a copy to the Board when available, adding it reflected the theme of the NAHRO Tri-Country Conference she recently attended, "Housing Matters". Ms. Morris stated that she is very pleased to see the bipartisan approach that reminds us that housing is a large issue in the community. She related the San Diego Chamber of Commerce has made housing its highest priority issue. Finally, a few housing bills were recently enacted by the State Legislature and staff will prepare an Informational Report detailing these bills and the potential impact.

50 APPROVAL OF THE MINUTES

MOTION BY TUMMINIA TO APPROVE REGULAR MEETING MINUTES OF SEPTEMBER 10, 2004 SECONDED BY YIP CARRIED ON A VOTE OF 6-0 WITH CRAMER ABSTAINING.

CONSENT AGENDA

MOTION BY YIP TO APPROVE THE FOLLOWING ITEMS ON CONSENT:

101 HCR04-76 San Diego Second Chance Prisoner Reentry Employment Program (PREP) Transitional Housing Grant (Council Districts 3m 4, 7, and 8)

Recommendation: That the Housing Commission approve a grant in the amount of \$56,250 as partial operating support to San Diego Second Chance's 18-bed Prisoner Reentry Employment Program (PREP) and authorize the President & Chief Executive Officer to execute a contract in a form acceptable to General Counsel.

SECONDED BY TUMMINIA AND CARRIED ON A UNANIMOUS VOTE OF 7-0.

ACTION AGENDA

100 HCR04-75 Multifamily Housing Revenue Bonds for the Vista Terraza Apartments (Council District 1)

Project Manager Peter Armstrong provided a staff report.

Commissioner Cramer asked if there have been any negotiation talks with the tax credit syndicators. Mr. John Seymour representing Southern California Housing Development Corporation replied yes, however, no commitments have been made.

General Counsel advised that Commissioner Cramer abstain on the matter due to Government Code Section 87103 interests. Commissioner Cramer stated the nature of his interest in a Nevada partnership involving Related Capital. Mr. Cramer abstained from participating and voting on this matter.

MOTION BY GRINCHUK TO RECOMMEND THAT THE CITY COUNCIL HOLD A PUBLIC HEARING (KNOWN AS A TEFRA HEARING – TAX EQUITY AND FISCAL RESPONSIBILITY ACT) TO ADOPT A RESOLUTION APPROVING THE ISSUANCE OF BONDS BY CSCDA IN ORDER TO FINANCE THE DEVELOPMENT FOR THE TEFRA HEARING AND RESOLUTIONS. SECONDED BY YIP CARRIED ON A VOTE OF 6-0 WITH CRAMER ABSTAINING.

102 HCR04-69 Amendments to YWCA Declaration of Covenants, Conditions and Restrictions (Council District 2)

Program Analyst Ann Kern provided a staff report.

Chair Salas asked how long after securing a job and exceeding the 50% of Area Median Income (AMI) can participants remain in the program. Ms. Kern stated this is a two-year program and participants are encouraged to stay for the full two years before they transition to permanent housing.

Commissioner Knight asked when the two-year period ends for a participant does the YWCA provide housing for them? Amy Gonyeau, YWCA Director of Residential Services, replied while they are in the program the YWCA is working with them to find permanent housing.

Commissioner Adams-Brooks asked what the impact would be if we approve the staff recommendation today and Center City Development Corporation (CCDC) doesn't approve the same type of agreement. Dale Royal, representing CCDC, stated that CCDC staff supports the staff recommendations and plans to request a similar amendment. Ms. Fisher added that this recommendation is contingent upon CCDC's amendment being approved.

Commissioner Yip declared that his partner sits as a non-compensated Board member for the YWCA. General Counsel advised that this is a non-interest under the applicable provisions of Government Code Section 1091.5 and that there was no financial interest

under the provisions of Government Code Section 87103 and that Mr. Yip was entitled to vote and participate on the matter since there was no conflict.

MOTION BY TUMMINIA TO AUTHORIZE THE PRESIDENT AND CHIEF EXECUTIVE OFFICER TO EXECUTE ANY AND ALL DOCUMENTS NECESSARY, INCLUDING AN ADMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, TO INCREASE THE ELIGIBLE INCOME OF TENANTS FROM 40 PERCENT TO 50 PERCENT OF AREA MEDIAN INCOME (AMI), AND PROVIDE THAT THE MAXIMUM RENTS WILL NOT BE INCREASED. SECONDED BY ADAMS-BROOKS CARRIED ON A UNANIMOUS VOTE OF 7-0.

103 HCR04-77 Establishment of an Ad Hoc Retirement Benefit Committee of the San Diego Housing Commission Board

General Counsel Charles Christensen provided a report.

Mel Shapiro asked not to exclude the public from the Ad Hoc Committee meetings in the spirit of open government. Chair Salas responded that there would be public hearings of the recommendations.

Commissioners Cramer, Adams-Brooks and Chair Salas discussed methods of addressing the concern for public input. The Board discussed setting up public workshops to allow public input. Mr. Christensen, upon questioning from the Board, indicated that an Ad Hoc Committee was not legally required to have public meetings, but could elect to have some meetings public should it choose to do so.

MOTION BY GRINCHUK TO ESTABLISH AN AD HOC RETIREMENT COMMITTEE COMPRISED OF NOT MORE THAN THREE (3) BOARD MEMBERS TO EVALUATE A POTENTIAL CHANGE TO THE RETIREMENT BENEFIT OFFERED BY THE HOUSING COMMISSION, INCLUDING A POTENTIAL RECOMMENDATION OF THE ADOPTION OF A DEFINED BENEFIT PLAN. SECONDED BY ADAMS-BROOKS CARRIED ON A UNANIMOUS VOTE OF 7-0.

CHAIR SALAS NOMINATED COMMISSIONERS ADAMS-BROOKS, TUMMINIA AND YIP TO ACT ON THE AD HOC RETIREMENT COMMITTEE. THESE MEMBERS ACCEPTED THIS NOMINATION AND WILL CONSTITUTE THE AD HOC RETIREMENT COMMITTEE.

104 HCR04-78 Inclusionary Housing Ordinance

This item is continued to the next Housing Commission Meeting.

CLOSED SESSION

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

a. 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

BOARD GAVE DIRECTIONS TO REAL PROPERTY NEGOTIATORS NOT GO FORWARD AT THIS TIME WITH THE PURCHASE AND SALE BY A VOTE OF 7-0.

ADJOURNMENT

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

Respectfully submitted,

Approved by,

**Signature on File
With Original Document**

Angie Risotti
Executive Assistant to the President and CEO

Elizabeth C. Morris
President and CEO