



# MINUTES

**SAN DIEGO HOUSING COMMISSION  
MINUTES OF THE REGULAR MEETING  
FEBRUARY 21, 2003, 9:00 A.M.  
CITY ADMINISTRATION BUILDING  
SAN DIEGO, CALIFORNIA**

## **ATTENDANCE**

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

### **10 CALL TO ORDER**

Chair Salas called the meeting to order at 9:11 a.m.

### **20 PUBLIC COMMENT**

None.

### **30 COMMISSIONER COMMENTS**

None.

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

The CEO reported that many significant issues would be brought before the Board in the next couple of meetings, including the single-room occupancy and inclusionary housing ordinances, the fiscal year 2004 Housing Commission budget, and the proposed office facility.

She updated the Commissioners on the U.S. Department of Housing and Urban Development budget, noting that the Section 8 program and administrative fees will be fully funded in fiscal year 2003, but that a proposal to block grant the voucher program to States in fiscal year 2004 is of particular concern. Ms. Morris



said if the proposal was enacted, States might be reluctant to increase funding or choose to reduce services when program costs rise.

Finally, she encouraged Commissioners to visit the recently opened Torrey Del Mar Apartments in Carmel Valley, which adds much needed affordable housing in North County.

## **50 APPROVAL OF THE MINUTES**

A MOTION BY TUMMINIA TO APPROVE THE MINUTES OF THE JANUARY 31, 2003, REGULAR MEETING WAS CARRIED ON A 5-0 VOTE WITH ADAMS-BROOKS AND YIP ABSENT. TYPOGRAPHICAL ERRORS AND CORRECTIONS TO VOTE TOTALS WERE NOTED, AND REVISED MINUTES ARE CURRENTLY ON FILE.

## **CONSENT AGENDA**

MOTION BY TUMMINIA TO APPROVE THE FOLLOWING ITEMS ON CONSENT:

### **100 HCR03-020 – Contract for Temporary Employment Agency Services**

**Recommendation:** Authorize the Chief Executive Officer to enter into a contract with SELECT Personnel Services effective March 1, 2003, for temporary employment agency services.

### **101 HCR03-021 – Contract for Security Guard Services**

**Recommendation:** Authorize the Chief Executive Officer to enter into a contract with Bradley Security and Detective Agency effective March 1, 2003, for security guard services.

### **102 HCR03-022 – Amendment to the Contract with Dean Application Consulting for Financial Service Upgrade and Report Development Services**

**Recommendation:** Approve an increase in the maximum compensation due under the contract with Dean AC by \$27,200 from the current level of \$37,000 to a not-to-exceed amount of \$64,200.

### **103 HCR03-018 – Contract with the San Diego-Imperial Counties Labor Council for Support Services (Council District 3)**

**Recommendation:** Authorize the Chief Executive Officer or designee to enter into an agreement with the San Diego-Imperial Counties Labor Council for employment related support services.

SECONDED BY GRINCHUK AND CARRIED ON A UNANIMOUS VOTE OF 5-0 WITH ADAMS-BROOKS AND YIP ABSENT.

## **ACTION AGENDA**

### **104 HCR03-006 – FY04 Annual Agency Plan (Citywide)**

Chief Operating Officer Carrol Vaughan and Program Analyst Rob Albrecht provided a staff report. Shoni Hollingsworth made brief remarks on behalf of the Resident Advisory Board.

Commissioner Cramer asked why the Committee on Land Use and Housing and the Housing Authority review the Agency Plan. Ms. Morris responded the Committee reviews all major housing policies prior to Housing Authority consideration, whereas the Housing Authority is the required approving entity.

Asset Manager Steve Snyder provided information in response to Commissioner Cramer's question on site safety and security, and Commissioner Tumminia received clarification on the process by which changes are made to the Section 8 and public housing administrative plans.

MOTION BY GRINCHUK TO **RECOMMENDATION NO. 1**: FORWARD FOR HOUSING AUTHORITY APPROVAL THE FY04 ANNUAL AGENCY PLAN AND AUTHORIZE ITS TRANSMITTAL TO HUD BY THE CHIEF EXECUTIVE OFFICER; **RECOMMENDATION NO. 2**: APPROVE THE PROPOSED REVISIONS TO THE ADMINISTRATIVE PLAN, WHICH DETAILS OPERATION OF THE SECTION 8 PROGRAM, AND; **RECOMMENDATION NO. 3**: APPROVE THE PROPOSED REVISIONS TO THE ADMISSIONS AND CONTINUED OCCUPANCY POLICY, WHICH DETAILS OPERATION OF THE PUBLIC HOUSING PROGRAM.

SECONDED BY TUMMINIA AND CARRIED ON A UNANIMOUS VOTE OF 5-0 WITH ADAMS-BROOKS AND YIP ABSENT.

### **105 HCR03-019 – Multifamily Housing Revenue Bonds For New Construction Project to be Located at 9<sup>th</sup> & Broadway (Council District 2)**

Financial Specialist Jahi Akobundu provided a staff report.

Arnold G. Fischer, project developer, defined the term 'living unit', in response to a question from Commissioner Grinchuk, and he remarked that the rents are based on one person living in the unit.

MOTION BY ROBLES TO **RECOMMENDATION NO. 1**: TAKE INITIAL STEPS TO ISSUE TAX-EXEMPT AND TAXABLE MULTIFAMILY HOUSING REVENUE

BONDS TO FINANCE A 398-UNIT NEW CONSTRUCTION PROJECT TO BE LOCATED AT 9<sup>TH</sup> & BROADWAY IN DOWNTOWN SAN DIEGO, AND;  
**RECOMMENDATION NO. 2:** APPROVE CSG ADVISORS, INC. AS FINANCIAL ADVISOR AND STRADLING, YOCCA, CARLSON & RAUTH AS BOND COUNSEL TO BEGIN WORK ON THE PROJECT.

SECONDED BY GRINCHUK AND CARRIED ON A UNANIMOUS VOTE OF 5-0 WITH ADAMS-BROOKS AND YIP ABSENT.

**106 HCR03-023 – FY2004 Budget Workshop – Discussion on Use of Unrestricted Funds to Provide Affordable Housing (Citywide)**

Supervising Project Manager Cissy Fisher provided a staff report.

Ms. Fisher agreed with Chair Salas' comment that the U.S. Department of Housing and Urban Development is encouraging housing agencies to pursue development of mixed-income projects to become more self-sufficient.

Tom Scott, Executive Director of the San Diego Housing Federation, addressed the issue of whether the Housing Commission should expand its role in the area of developing affordable housing. CEO Morris pointed out that the role of Housing Development Partners (HDP) is a separate issue from today's discussion on the use of unrestricted funds.

Commissioner Cramer commented that discretionary funds are put to best use in the areas of rental housing development and rehabilitation, not home ownership, and he reiterated his view that HDP be left out of the debate on ways to increase Housing Commission revenue.

Mel Shapiro objected to staff's decision to exclude rental assistance from Attachment 1, *Chart of Various Activities*, of the report, and he stated unrestricted funds should go to families in the lowest income categories.

Chair Salas recommended that funds be shifted from the home ownership category, and Commissioners Grinchuk, Robles and Tumminia supported the idea that more money should be allocated for rental housing acquisition and rehabilitation.

*Commissioner Cramer left the meeting.*

MOTION BY TUMMINIA TO APPROVE THE APPROACH CURRENTLY USED TO PROVIDE AFFORDABLE HOUSING, BUT TO PLACE MORE EMPHASIS ON RENTAL HOUSING PRODUCTION AND REHABILITATION.

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

## CLOSED SESSION

The Commission recessed and convened in closed session with the following agenda:

### I. Real Property Negotiations

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

Property: The property designated Site #428 located at Nimitz Boulevard and Famosa Boulevard in the Ocean Beach area

BY A VOTE OF 4-0, WITH ADAMS-BROOKS, CRAMER AND YIP ABSENT, THE COMMISSION DIRECTED ITS REAL ESTATE NEGOTIATORS NOT TO PROCEED WITH PLANS TO SELL THE PROPERTY.

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

Property: A 60,000 square foot block bounded by C Street, 11<sup>th</sup> and 12<sup>th</sup> Avenues, and Broadway

NO ACTION OR VOTE WAS TAKEN.

## ADJOURNMENT

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

Respectfully submitted,

Approved by,

**Signature on File with Original Document**

Bill Luksic  
Docket Coordinator

Elizabeth C. Morris  
Chief Executive Officer