



MINUTES

**SAN DIEGO HOUSING COMMISSION
MINUTES OF THE REGULAR MEETING
JUNE 6, 2003, 9:00 A.M.
CITY ADMINISTRATION BUILDING
SAN DIEGO, CALIFORNIA**

ATTENDANCE

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

10 CALL TO ORDER

Acting Chair Tumminia called the meeting to order at 9:06 a.m.

20 PUBLIC COMMENT

None.

30 COMMISSIONER COMMENTS

None.

40 REPORT BY THE CHIEF EXECUTIVE OFFICER

This item was trailed to the end of the regular session.

50 APPROVAL OF THE MINUTES

A MOTION BY GRINCHUK TO APPROVE THE MINUTES OF THE APRIL 25, 2003, SPECIAL MEETING WAS CARRIED ON A 4-0 VOTE WITH SALAS AND CRAMER ABSENT AND ROBLES ABSTAINING.

Commissioner Cramer arrived.



Prior to consideration of the Adoption Agenda, General Counsel Christensen read into the record a declaration that under provisions of Government Code Section 1091.5, Commissioner Adams-Brooks is exempt from any potential conflict of interest and is free to vote on Item 100. Also, with respect to Item 101 Mr. Christensen stated Commissioners Adams-Brooks and Yip would be abstaining due to possible conflicts under provisions of Government Code Section 87100. Copies of their Disclosures of Conflict are on file at the Office of the San Diego Housing Commission.

CONSENT AGENDA

MOTION BY GRINCHUK TO APPROVE THE FOLLOWING ITEM ON CONSENT:

102 HCR03-035 – FY2003 Budget Revision for the Rental Assistance Program (Citywide)

Recommendation: Approve a revision to the FY2003 Housing Commission budget totaling \$11,229,441 for the additional Section 8 vouchers resulting from the lease up efforts and higher average rents.

SECONDED BY ROBLES AND CARRIED ON A UNANIMOUS VOTE OF 6-0 WITH SALAS ABSENT.

ACTION AGENDA

100 HCR03-036 – Housing Trust Fund Transitional Housing Grants (Council Districts 2, 3, 4, 6, 7, and 8)

Program Analyst Ann Kern provided a staff report.

Commissioners Cramer and Yip received additional information on the funding level for Becky's House and the method used to determine scoring of grant applications.

In response to questions from Commissioner Adams-Brooks and Tumminia, Ms. Kern discussed the reduction of the number of beds provided by the transitional housing grants and the way in which service providers help individuals and families.

Finally, Ms. Kern provided information to Commissioner Robles concerning per person, per bed costs to the Housing Trust Fund.

MOTION BY GRINCHUK TO APPROVE GRANTS TOTALING \$853,000 AND AUTHORIZE THE CHIEF EXECUTIVE OFFICER TO EXECUTE CONTRACTS FOR PROPOSALS TO OPERATE TRANSITIONAL HOUSING PROGRAMS. SECONDED BY CRAMER AND CARRIED ON A UNANIMOUS VOTE OF 6-0 WITH SALAS ABSENT.

101 HCR03-041 – Proposed Loan to North Park Interfaith Housing Corporation for Renaissance at North Park Affordable Housing Development for Seniors (Council District 3)

Based on further analysis by General Counsel Christensen on the potential for conflicts of interest, he recommended the Board take no action on this item and that it be referred directly to the Housing Authority.

40 REPORT BY THE CHIEF EXECUTIVE OFFICER

CEO Morris provided an update on recommendations of the Affordable Housing Task Force (AHTF), which will be transmitted to the Committee on Land Use and Housing for consideration. Ms. Morris stated the Board would have an opportunity to review the document before a final hearing by the City Council is held, and she reported on key elements of the Task Force's finding.

Commissioner Cramer asked who might be appointed to the position of Housing Czar – one of the Task Force's recommendations – and he inquired what the Housing Commission's role would be in the citywide affordable housing strategy. Ms. Morris responded the new Infill/ Affordable Housing Expedite Program Manager might fill the position description, and the Housing Commission would be providing advice and technical support in implementing AHTF recommendations.

Commissioner Grinchuk commented the rental housing industry opposes the Task Force's report primarily because it sees their recommendations as a move toward rent control, and he asked the CEO to remark on plans by developers to pay in-lieu fees instead of actually building affordable housing.

Commissioner Cramer said the Task Force report should be examined to identify tasks that might affect Housing Commission workload and costs.

Finally, Housing Finance and Development Manager Jack Farris discussed bond and tax-credit projects currently in development that will provide an additional 800 more units of affordable housing. Commissioner Cramer expressed his view that increasing the number of developers should be a high priority of the Housing Commission, and CEO Morris added that development projects are largely based upon the pool of available loan dollars. The CEO concurred with Commissioner Cramer's request for the Housing Commission to issue a quarterly report on projects in the development pipeline.

In reply to Commissioner Grinchuk's inquiry on Housing Development Partners, Mr. Farris stated HDP is active in the Casa Colina del Sol project, a seniors development at 52nd and El Cajon Boulevard, and the North Bay-Sports Arena area.

CLOSED SESSION

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

Commissioner Cramer abstained from this item and left the meeting prior to its discussion.

- I. Conference with Legal Counsel - pending litigation, pursuant to Government Code Section 54956.9(b)(1):

In re the matter of Foster, et. al. vs. 630 F Street, LLC
San Diego Superior Court Case No. GIC 804502

BY A UNANIMOUS VOTE OF 5-0 WITH SALAS ABSENT AND CRAMER ABSTAINING AND ABSENT, THE BOARD GAVE INSTRUCTIONS TO STAFF AND COUNSEL CONCERNING LIGATION. IN ADDITION, INSTRUCTIONS WERE PROVIDED AMENDING THE METHOD OF DISTRIBUTION OF THE FUNDS. AN OUTLINE OF THE METHOD IS ON FILE AT THE OFFICE OF THE SAN DIEGO HOUSING COMMISSION.

- II. Real Property Negotiations

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

Property: 2052-2098 Via Las Cumbres, APN 431-350-07, 431-350-08, and 437-010-02, also known as University Canyon North

THIS ITEM WAS NOT DISCUSSED.

ADJOURNMENT

Acting Chair Tumminia adjourned the regular meeting at 10:10 a.m.

Respectfully submitted,

Approved by,

Signature on File with Original Document

Bill Luksic
Docket Coordinator

Elizabeth C. Morris
Chief Executive Officer