



Good Neighbors

San Diego
Housing Commission

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this page.

MINUTES

**SAN DIEGO HOUSING COMMISSION
MINUTES OF THE REGULAR MEETING
FEBRUARY 1, 2002, 9:00 AM
CITY ADMINISTRATION BUILDING
SAN DIEGO, CALIFORNIA**

ATTENDANCE

Present: Chair Arthur and Commissioners Dick, Grinchuk, Robles, Salas, Steinke and Tumminia. Also present were Chief Executive Officer Elizabeth Morris and Charles Christensen, General Counsel.

10 CALL TO ORDER

Chair Arthur called the meeting to order at 9:07 a.m.

20 PUBLIC COMMENT

Mel Shapiro asked if the Commissioners received a copy of a December 18, 2001 memorandum from Chief Executive Officer Morris to city council members regarding affordable housing, and he inquired how he could contact Board Commissioners. *Commissioner Steinke stated he did not receive the memorandum, and he requested a copy be provided to him.*

30 COMMISSIONER COMMENTS

None.

40 REPORT BY THE CHIEF EXECUTIVE OFFICER

Ms. Morris noted service and performance awards were presented to Housing Commission employees at the annual awards ceremony on January 30. She remarked that the Land Use and Housing Committee would again consider the Balanced Communities Housing Program, and the Committee might devote an entire day in March to affordable housing issues. Finally, she discussed state legislation proposing a \$2 billion affordable housing bond measure, \$900 million of which may be set aside for the multifamily housing rental development program.



50 APPROVAL OF THE MINUTES

MOTION BY TUMMINIA TO APPROVE THE MINUTES OF THE DECEMBER 14, 2001 REGULAR MEETING. SECONDED BY STEINKE AND CARRIED ON A UNANIMOUS VOTE OF 7-0.

60 CITY OF VILLAGES PRESENTATION

Coleen Clementson, the City's General Plan Program Manager, provided a presentation on *City of Villages*, a strategy that combines housing, commercial, employment centers, schools and civic uses together with easy access to transit.

CONSENT AGENDA

MOTION BY DICK TO APPROVE THE FOLLOWING ITEMS ON CONSENT:

100 HCR02-003 – Downtown First-Time Homebuyer Program (Districts 2 and 8)

Recommendation No. 1: Authorize the Chief Executive Officer to execute a Cooperation Agreement with the Redevelopment Agency to administer the Downtown First-Time Homebuyer Program for the Centre City Development Corporation.

Recommendation No. 2: Amend the fiscal year 2002 budget to incorporate funds for this activity.

101 HCR02-002 – Application for FY 2003 Community Development Block Grant Funds (Citywide)

Recommendation: Apply for 20 percent of the City's Community Development Block Grant funds for affordable housing; execute a contract with the City for the amount allocated to the Housing Commission and any additional amount it may be asked to administer on behalf of the City; and execute contracts with other agencies receiving CDBG allocations.

SECONDED BY TUMMINIA AND CARRIED ON A UNANIMOUS VOTE OF 7-0 WITH ALL MEMBERS PRESENT.

ACTION AGENDA

102 HCR02-005 – FY 2003 Budget Planning Workshop (Citywide)

Chief of Staff Carrol Vaughan provided a staff report.

Chair Arthur and Commissioner Steinke asked if a contraction in staff positions and programs would result in a loss to the community of Housing Commission services. Ms. Vaughan responded that she did not anticipate a curtailment of services unless additional, more comprehensive cost-cutting measures were implemented.

Chair Arthur invited Mel Shapiro for public comment. Mr. Shapiro suggested the Commissioners spend more time discussing the proposed fiscal year 2003 budget than they did on last year's budget. He remarked that the rental subsidy program is omitted from this year's report (HCR02-005), and it should be included since he views it as the only program that assists extremely low-income individuals. Finally, he disagreed with the decision to restrict rental-housing production to only those earning 60 percent or more of area median income.

Commissioner Steinke noted the projected fiscal year 2003 rental housing budget is significantly less than last year's. Housing Finance and Development Manager Jack Farris replied that the fiscal year 2002 total was larger, in part, because it included carryover from the previous year. Additionally, 2003 development funding is smaller because he anticipates that there will be less developer activity next fiscal year.

The Board discussed the proposed allocation of funds for rental- and owner-rehabilitation versus money assigned to rental housing production. CEO Morris and Mr. Farris responded that the agency's approach has always been multifaceted, and it is important to administer a variety of programs to meet the market's needs. Commissioner Steinke suggested a mission statement might be necessary setting forth priorities that translate into appropriate funding levels. For example, he stated it is important to prevent the loss of existing affordable units to market-rate units and for the Commission to create more affordable units.

THIS WAS A DISCUSSION ITEM ONLY, AND THE BOARD TOOK NO VOTE OR ACTION.

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

- I. Conference with Legal Counsel - existing litigation, pursuant to California Government Code Section 54956.9(a) and 54954.5(c):
 - (a) Williams & Sons Masonry, Inc. v. Baronet & Co., Inc., et al.
 - (b) San Diego Housing Commission, a public agency; and Housing Authority of the City of San Diego, a public agency v. WEYERHAEUSER COMPANY, a Washington Corporation, et. al.
 - (c) Mahdavi v. State of California, et al.

(d) San Diego Housing Commission v. Garden View Apts. No. 1, Ltd., et al.

(e) San Diego Housing Commission v. Gay Martinez, et al.

NO ACTION WAS TAKEN ON ITEMS I (a) through (e).

(f) San Diego Housing Commission, a public agency vs. Industrial Indemnity Company of the Northwest, et. al.

DIRECTIONS WERE GIVEN TO GENERAL COUNSEL BY A VOTE OF 6-0 WITH DICK ABSENT.

II. Real Property Negotiations

(a) 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, 11th and 12th Avenues, and Broadway

THIS ITEM WAS NOT DISCUSSED.

ADJOURNMENT

Chair Arthur adjourned the meeting at 11:30 a.m.

Respectfully submitted,

Bill Luksic
Docket Coordinator

**Signature on File
With Original Document**

Approved by,

Elizabeth C. Morris
Chief Executive Officer