



Good Neighbors

San Diego
Housing Commission

MINUTES

**SAN DIEGO HOUSING COMMISSION
MINUTES OF THE REGULAR MEETING
APRIL 12, 2002, 9:00 AM
CITY ADMINISTRATION BUILDING
SAN DIEGO, CALIFORNIA**

ATTENDANCE

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

10 CALL TO ORDER

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

20 PUBLIC COMMENT

None.

30 COMMISSIONER COMMENTS

None.

40 REPORT BY THE CHIEF EXECUTIVE OFFICER

Ms. Morris discussed the U.S. Supreme Court decision concerning the authority of public housing agencies to evict residents when members of their families or guests are arrested for drug-related activity. She reported that the state housing bond measure is near completion and is expected to be signed by the Governor. The legislation would ask voters to approve funds for a variety of programs, including multifamily housing development and homelessness. Finally, she reminded the Board that the Committee on Land Use and Housing will discuss the City's affordable housing strategy and inclusionary housing, among other items, at an all-day meeting on April 17.



50 APPROVAL OF THE MINUTES

MOTION BY DICK TO APPROVE THE MINUTES OF THE MARCH 1 AND MARCH 22, 2002 MEETINGS. SECONDED BY SALAS AND CARRIED ON A UNANIMOUS VOTE OF 4-0 WITH ROBLES AND STEINKE ABSENT AND TUMMINIA ABSTAINING.

CONSENT AGENDA

MOTION BY DICK TO APPROVE THE FOLLOWING ITEMS ON CONSENT:

100 HCR02-023 – Authorization to Renew Lease of Offices at Gateway Center (Council District 4)

Recommendation: Authorize the Chief Executive Officer or designee to execute a two-year lease extension for approximately 5,514 square feet located at 650 Gateway Center Way, Suites C, D and E effective June 7, 2002 through June 6, 2004.

101 HCR02-027 – Pension Plan Document Revision

Recommendation: Approve and recommend Housing Authority adoption of the Amended and Restated San Diego Housing Commission Pension Plan to implement the legislative modifications that were approved by the Pension Investment Committee and General Counsel.

SECONDED BY SALAS AND CARRIED ON A UNANIMOUS VOTE OF 5-0 WITH ROBLES AND STEINKE ABSENT.

ACTION AGENDA

102 HCR02-025 – Cooperative Agreement Between the Redevelopment Agency of the City of San Diego and the San Diego Housing Commission (Citywide)

Supervisory Program Manager Cissy Fisher provided a brief report.

In response to a question from Chair Arthur, Ms. Fisher stated the agreement would develop a stronger, more systematic relationship with the Redevelopment Agency to administer funds on a per-project or per-program basis. Commissioner Dick noted this agreement is similar to the cooperative relationship the Commission has with the Southeastern Economic Development Corporation.

MOTION BY DICK TO APPROVE A COOPERATIVE AGREEMENT BETWEEN THE REDEVELOPMENT AGENCY AND THE HOUSING COMMISSION IN ESSENTIALLY THE FORM AND FORMAT OF THE DRAFT INCLUDED IN THIS REPORT. SECONDED BY GRINCHUK AND CARRIED ON A UNANIMOUS VOTE OF 5-0 WITH ROBLES AND STEINKE ABSENT.

103 HCR02-026 – City of San Diego’s FY2003 Action Plan for Community Development (Citywide)

Policy analyst Rob Albrecht and Bonnie Contreras, of the City’s Community and Economic Development office, provided a staff report.

The Chair called upon Darleen Horton and Richard Piper, who thanked the HISA Task Force and the Commission for providing relocation funding assistance and the opportunity to obtain housing with a Section 8 tenant-based voucher. Also, they expressed support for the continuation of the security deposit (relocation) fund. Mel Shapiro asked if 500 additional Section 8 vouchers will be received from HUD per year, as indicated in a chart to the report, and he inquired about the shared housing program.

MOTION BY TUMMINIA TO FORWARD FOR CITY COUNCIL APPROVAL THE CITY’S FY2003 ACTION PLAN FOR COMMUNITY DEVELOPMENT FOR SUBMISSION TO HUD. SECONDED BY GRINCHUK AND CARRIED ON A UNANIMOUS VOTE OF 5-0 WITH ROBLES AND STEINKE ABSENT.

104 HCR02-029 – Future Years Budget Projection and Recommendations

Chief Operating Officer Carrol Vaughan provided a brief staff report.

Chair Arthur asked what the impact would be if the Commission continued to use local funds to administer programs identified in the report. Ms. Vaughan replied that since money for these activities is limited and alternative sources are not currently available, other Commission programs, services or personnel might have to be reduced or eliminated.

Leonard Brown of the Access Center stated it is crucial to continue funding the Access Center and other programs for homeless individuals, the disabled and the elderly. CEO Morris clarified that the report’s short-term actions will affect budget considerations for fiscal year 2004, and the focus of the report is to look for alternative funding sources for the programs.

Commissioner Grinchuk noted the report contains the possibility that the Commission would cease funding for the Access Center, Elderhelp and the City’s

contribution to the Regional Task Force on Homeless, and he requested that this language be struck from the report.

CEO Morris agreed with a statement by Commissioner Salas that some of the activities highlighted in the report could be funded by CDBG dollars, but she added that federal rules and local competition limit the availability of CDBG assistance.

MOTION BY GRINCHUK TO APPROVE AND AUTHORIZE THE CHIEF EXECUTIVE OFFICER TO PURSUE SEVERAL ACTIONS TO ADDRESS THE EXPECTED BUDGET SHORTFALL BEGINNING IN FISCAL YEAR 2003. THE MOTION FURTHER DIRECTED THAT THE WORDS "CEASE FUNDING" BE STRUCK FROM THE REPORT.

SECONDED BY DICK AND CARRIED ON A UNANIMOUS VOTE OF 5-0 WITH ROBLES AND STEINKE ABSENT.

ADJOURNMENT

Chair Arthur adjourned the regular meeting and convened the special meeting to hear the following item in closed session:

- I. Conference with Real Property Negotiator – pursuant to the provisions of Government Code Section 54956.8 and 54954.5:

Property: The release, satisfaction and reconveyance of that Deed of Trust in favor of the San Diego Housing Commission executed by Trustor therein, Carter Reese No. 11, LP, concerning the real property known as Skyline and Woodman.

INSTRUCTIONS WERE GIVEN TO REAL PROPERTY NEGOTIATOR BY A VOTE OF 5-0 WITH ROBLES AND STEINKE ABSENT.

Chair Arthur adjourned the special meeting and reconvened the regular meeting to hear the following items in closed session:

- I. Conference with Legal Counsel - existing litigation, pursuant to California Government Code Section 54956.9(a) and 54954.5(c):
 - (a) 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.
San Diego Superior Court Case No. GIC755508

INSTRUCTIONS WERE GIVEN TO COUNSEL BY A VOTE OF 5-0 WITH
ROBLES AND STEINKE ABSENT.

II. Conference with Legal Counsel - anticipated litigation, pursuant to California
Government Code Section 54956.9(c) and 54954.5(c):

(a) One Matter

INFORMATION ONLY. THE BOARD TOOK NO ACTION.

Chair Arthur adjourned the regular meeting at 10:46 a.m.

Respectfully submitted,

**Signature on File
With Original Document**

Approved by,

Bill Luksic
Docket Coordinator

Elizabeth C. Morris
Chief Executive Officer