



MINUTES

**SAN DIEGO HOUSING COMMISSION
MINUTES OF THE REGULAR MEETING
JULY 19, 2002, 9:00 AM
CITY ADMINISTRATION BUILDING
SAN DIEGO, CALIFORNIA**

ATTENDANCE

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

10 CALL TO ORDER

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

20 SWEARING-IN OF COMMISSIONER ADAMS-BROOKS

Ms. Jennifer Adams-Brooks was sworn in as the 49th Board Commissioner, to begin serving a four-year term. Ms. Adams-Brooks has over 20 years of corporate communication, strategic planning, public affairs and legislative experience.

30 PUBLIC COMMENT

None.

40 COMMISSIONER COMMENTS

None.

50 REPORT BY THE CHIEF EXECUTIVE OFFICER

Elizabeth Morris announced the City Council would discuss inclusionary housing, the declaration of a state of emergency, the use of redevelopment tax increment funds, and other major housing items on August 6, 2002. Also, the CEO stated she participated in a Housing Summit in Los Angeles to discuss a proposed Housing Trust Fund for that city.



50 APPROVAL OF THE MINUTES

MOTION BY TUMMINIA TO APPROVE THE MINUTES OF THE JUNE 28, 2002 MEETING. SECONDED BY GRINCHUK AND CARRIED ON A UNANIMOUS VOTE OF 4-0 WITH ADAMS-BROOKS ABSTAINING.

CONSENT AGENDA

MOTION BY TUMMINIA TO APPROVE THE FOLLOWING ITEMS ON CONSENT:

101 HCR02-060 – Contract On Behalf of Reinvestment Task Force for Market Assessment and Feasibility Study (Citywide)

Recommendation: Authorize the Chief Executive Officer to execute a contract with Economic Innovation International in an amount not to exceed \$162,500 for a market assessment and feasibility study regarding development of a Capital Collaborative.

102 HCR02-057 – Final Authorization to Issue Multifamily Housing Revenue Bonds for Windwood Village Apartments (Council District 1)

Recommendation: Forward for Housing Authority authorization the issuance of tax-exempt multifamily housing revenue bonds in an amount not to exceed \$6,768,000 for the acquisition and construction of the 92-unit Windwood Village Apartments complex.

103 HCR02-065 – Summary of Lease-Up Activities During Fiscal Year 2002 (Citywide)

This Informational Report provides highlights of Section 8 Rental Assistance lease-up activities in fiscal year 2002. No action or vote is required.

Chair Salas acknowledged the work of staff in the successful lease-up effort.

SECONDED BY GRINCHUK AND CARRIED ON A UNANIMOUS VOTE OF 5-0.

ACTION AGENDA

100 HCR02-064 – Annual Progress Report on Lender Agreements (Citywide)

Director Jim Bliesner provided information regarding the volume and characteristics of affordable housing lending in San Diego.

Commissioner Adams-Brooks asked if the Reinvestment Task Force had a strategy to develop agreements with banks that are not currently involved in community reinvestment activities. Mr. Bliesner replied the recently developed Reinvestment Master Plan encourages under performing banks to participate by highlighting economic benefits that can be derived from community reinvestment.

MOTION BY TUMMINA TO ACCEPT THE REINVESTMENT TASK FORCE ANNUAL PROGRESS REPORT ON LENDER REINVESTMENT AGREEMENTS AND FORWARD IT TO THE CITY COUNCIL FOR CONSIDERATION. SECONDED BY ADAMS-BROOKS AND CARRIED ON A UNANIMOUS VOTE OF 5-0.

CLOSED SESSION

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) Cruz Gandara and Maria Gandara v. Mary Anne Chacon, Gerald Chacon, City of San Diego, San Diego Housing Commission; and DOES 1 through 10
San Diego Superior Court Case No. GIC 775291

INFORMATIONAL ONLY. THE BOARD TOOK NO VOTE OR ACTION.

- II. Real Property Negotiations
 - (a) Conference with Real Property Negotiators - Government Code Section 54954.5(b) and 54956.8:

<u>Property:</u>	Portion of Real Property located at 2766 Cardinal Road, San Diego, CA 92123; Assessors Parcel No. 677-021-25-00 and 677-021-24-00
<u>Agency negotiator:</u>	Elizabeth C. Morris, Carrol Vaughan, Steve Snyder and Dan Turpin on behalf of the San Diego Housing Commission and the Housing Authority of the City of San Diego
<u>Negotiating parties:</u>	Children's Home Society and the Housing Authority of the City of San

Diego and the San Diego Housing
Commission

Under negotiation: Price and Terms

DIRECTIONS WERE GIVEN TO COUNSEL CONCERNING POTENTIAL
SALE OF THE PROPERTY BY A VOTE OF 5-0.

- III. Public Employee Performance Evaluation, pursuant to Government Code
Section 54957(e):

Title: Chief Executive Officer

EVALUATION WAS COMPLETED BY A VOTE OF 5-0.

ADJOURNMENT

Chair Salas adjourned the regular meeting at 10:30a.m.

Respectfully submitted,

Approved by,

Signature on File with Original Document

Bill Luksic
Docket Coordinator

Elizabeth C. Morris
Chief Executive Officer