



MINUTES

**SAN DIEGO HOUSING COMMISSION
MINUTES OF THE REGULAR MEETING - REVISED
AUGUST 16, 2002, 9:00 A.M.
SOLOMON CONFERENCE ROOM
SAN DIEGO, CALIFORNIA**

See pg. 5, italics.

ATTENDANCE

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

10 CALL TO ORDER

Chair Salas called the meeting to order at 9:10 a.m., and he welcomed new Commissioners Cramer and Yip to the Board.

20 PUBLIC COMMENT

None.

30 COMMISSIONER COMMENTS

None.

40 REPORT BY THE CHIEF EXECUTIVE OFFICER

The CEO informed the Board that the City Council held a public meeting devoted entirely to housing issues and it affirmatively voted on four key items: declaring a housing state of emergency; adopting a plan creating a collaborative financing program coordinated by the SEDC, CCDC, the Redevelopment Agency, and the Housing Commission; to expedite development applications and permit processing for in-fill and affordable housing developments; and, to proceed with drafting an inclusionary housing ordinance.

She stated the Housing Commission recently received 500 Section 8 vouchers, and she reminded the Board that the September 13, 2002, meeting is canceled.



50 APPROVAL OF THE MINUTES

MOTION BY ADAMS-BROOKS TO APPROVE THE MINUTES OF THE JULY 19, 2002 MEETING. SECONDED BY GRINCHUK AND CARRIED ON A UNANIMOUS VOTE OF 4-0 WITH CRAMER AND YIP ABSTAINING AND TUMMINIA ABSENT.

ACTION AGENDA

101 HCR02-066 – Public Housing Assessment System (PHAS) for FY02 (Citywide)

Housing Supervisor Carolyn Weidetz presented a staff report.

Chief Executive Officer Morris provided an overview of the Capital Fund and various components of the Housing Commission's public housing program, and Ms. Weidetz described the Public Housing Assessment System (PHAS), which measures the management performance of public housing agencies.

Chair Salas requested additional data concerning Family Self-Sufficiency, and Commissioners Yip and Cramer asked whether HUD reviews the PHAS certification and how the Housing Commission's performance compares to that of other regional housing authorities.

Commissioner Grinchuk complimented staff for prompt vacant unit turnaround time and for their capability in dealing with work order requests.

MOTION BY YIP TO AUTHORIZE THE CHIEF EXECUTIVE OFFICER TO EXECUTE THE PHAS CERTIFICATION FOR INDICATOR #3 – MANAGEMENT OPERATIONS AND SUBMIT IT TO HUD-LOS ANGELES OFFICE WITH THE APPROVED RESOLUTION BY MAIL AND ELECTRONICALLY BEFORE AUGUST 31, 2002.

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

102 HCR02-068 – Section 8 Management Assessment Program (Citywide)

Rental Assistance Program Manager Pat Zamora and Kathee Farrington provided a brief overview of each of the 14 performance indicators in the Section 8 Management Assessment Program (SEMAP). CEO Morris added that the Section 8 program is the Housing Commission's largest, and it serves approximately 12,000 families in San Diego.

MOTION BY GRINCHUK TO APPROVE THE SUBMISSION OF THE FY 2002 SECTION 8 MANAGEMENT ASSESSMENT PROGRAM CERTIFICATION AND ACCOMPANYING RESOLUTION TO THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.

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

103 HCR02-073 – Application to the U.S. Department of Education’s Community Technology Centers Grant Program (Council Districts 3, 4, 6)

Supervising Resident Initiatives Coordinator Lizette Galicot provided a staff report.

Commissioner Cramer asked how Resident Services measures participant progress in the Learning Opportunity Centers’ (LOCs) programming. Ms. Galicot said that due to the voluntary, drop-in nature of the LOCs, it has been a challenge to track the progress of all program participants, and she explained some of the outcome measurement tools they use.

Commissioner Cramer also inquired about the type of resident participation at the LOCs. Senior Resident Initiatives Coordinator Oscar Laffaye stated recent numbers show that participation is approximately 13 percent of residents living at targeted sites.

Commissioner Grinchuk asked what mechanisms are used to ensure contractors providing services at the LOCs are held accountable for their work. Ms. Galicot explained that contractors were compensated on a monthly basis, and not in a lump sum at the beginning of each service contract. Contractors need to submit a monthly report, which documents progress towards the achievement of specific contractual goals and benchmarks, in order to be compensated.

Commissioner Robles inquired about the number of on-site staff at each LOC. Mr. Laffaye explained that on-site staff, which is contracted personnel, varies at each LOC. He also explained that, at any given point, there are at least two adult staff members overseeing program activities at each LOC. Housing Commission staff oversees LOCs in addition to other responsibilities.

MOTION BY CRAMER TO RATIFY SUBMISSION OF AN APPLICATION FOR FUNDING TO THE U.S. DEPARTMENT OF EDUCATION’S COMMUNITY TECHNOLOGY CENTERS PROGRAM, AUTHORIZE AMENDMENT OF THE FY03 HOUSING COMMISSION BUDGET TO REFLECT ADDITION OF AWARDED FUNDS, AND AUTHORIZE EXECUTION OF ALL REQUIRED DOCUMENTS.

SECONDED BY YIP AND CARRIED ON A UNANIMOUS VOTE OF 6-0, WITH TUMMINIA ABSENT.

104 HCR02-069 – U.S. Department of Housing and Urban Development Invitation to Apply for Additional Housing Choice Vouchers (Citywide)

Program Manager Pat Zamora provided a brief staff report.

MOTION BY GRINCHUK TO **RECOMMENDATION 1:** AUTHORIZE AN APPLICATION FOR AN ADDITIONAL 556 VOUCHERS UNDER THIS NOTICE OF FUNDING AVAILABILITY (NOFA) AND, IF THE APPLICATION IS APPROVED, RECOMMEND HOUSING AUTHORITY APPROVAL TO AMEND THE FY2003 BUDGET TO INCLUDE THE NEW FUNDS (\$4,591,670 ESTIMATE); AND,

RECOMMENDATION 2: AUTHORIZE TWO SEPARATE APPLICATIONS FOR AN ADDITIONAL 193 VOUCHERS UNDER THIS INVITATION, ONE APPLICATION FOR 49 VOUCHERS AND THE OTHER APPLICATION FOR 144 VOUCHERS, AND, IF THE APPLICATIONS ARE APPROVED, RECOMMEND HOUSING AUTHORITY APPROVAL TO AMEND THE FY2003 BUDGET TO INCLUDE THE NEW FUNDS (\$1,642,121 ESTIMATE).

SECONDED BY YIP AND CARRIED ON A UNANIMOUS VOTE OF 6-0, WITH TUMMINIA ABSENT.

105 HCR02-067 – Sale of Affordable Housing by Santaluz LLC in the North City Future Urbanizing Area (NCFUA) (Council District 1)

Supervising Project Manager Wendy DeWitt and Jahi Akobundu provided a staff report. Ms. Morris also briefly discussed housing requirements in the NCFUA, and she responded to comments from Commissioner Cramer and Yip regarding home ownership and rental opportunities in the future urbanizing area.

General Counsel Christensen discussed an arrangement negotiated with Fannie Mae and Washington Mutual, the proposed primary lender for the project, to effectuate the program, and David Stearns of Santaluz LLC noted that the affordable for-sale units provide buyers with a sense of pride and community.

MOTION BY ROBLES TO SUPPORT ACTIONS TO ENABLE FOR SALE HOUSING DEVELOPMENT IN SATISFACTION OF AFFORDABLE HOUSING REQUIREMENTS IN THE NCFUA, SPECIFICALLY WITH REGARD TO THE 70 AFFORDABLE FOR SALE UNITS PROPOSED BY SANTALUZ LLC IN THE BLACK MOUNTAIN RANCH COMMUNITY.

SECONDED BY YIP AND CARRIED ON A UNANIMOUS VOTE OF 6-0, WITH TUMMINIA ABSENT.

100 HCR02-079 – Action Establishing Chief Executive Officer Compensation for the Period From August 1, 2002 Through and Including July 31, 2003

Performance Subcommittee Chair Grinchuk discussed the proposed compensation package for the Chief Executive Officer including recommendations regarding salary and a performance bonus. Commissioner Salas noted that the Housing Commission administers a variety of complex programs and activities, and he preferred setting a higher percentage increase to the CEO's salary in recognition of her outstanding contributions.

Commissioner Cramer called for a more quantitative analysis in next year's evaluation to include targets and benchmarks to be met by the CEO and the Housing Commission.

MOTION BY SALAS TO ESTABLISH THE COMPENSATION PACKAGE FOR THE CEO RETROACTIVE TO AUGUST 1, 2002 TO COINCIDE WITH THE ANNIVERSARY DATE OF THE CONTRACT, INCREASING THE SALARY BY EIGHT PERCENT, IN ADDITION TO A \$10,000 BONUS AND CONTINUATION OF FULL PAYMENT OF HEALTH INSURANCE AND THE DEFERRED COMPENSATION PLAN.

SECONDED BY YIP AND CARRIED ON A VOTE OF 4-1, WITH CRAMER ABSTAINING, GRINCHUK VOTING NO AND TUMMINIA ABSENT.

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) Unionamerica Insurance Company v. San Diego Housing Commission; Housing Authority of the City of San Diego; Weyerhaeuser Company; Roman E.C.D., Inc.; et. al.

INFORMATIONAL ONLY. THE COMMISSION TOOK NO ACTION.

- (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; ROMAN E.C.D., INC., et al.

INFORMATIONAL ONLY. THE COMMISSION TOOK NO ACTION.

II. Real Property Negotiations

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

Property: Portion of Real Property located at 2766 Cardinal Road

Agency Negotiators: Elizabeth C. Morris, Carrol Vaughan, Steve Snyder and Dan Turpin on behalf of the Housing Commission and the Housing Authority of the City of San Diego

Negotiating Parties: Children's Home Society and the Housing Authority of the City of San Diego and the Housing Commission

Under negotiation: Price and Terms

INFORMATIONAL ONLY. THE COMMISSION TOOK NO ACTION. COMMISSIONER CRAMER ABSTAINED FROM THIS ITEM AND LEFT THE ROOM PRIOR TO DISCUSSION.

- (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, 11th and 12th Avenues

Agency Negotiators: Sal Salas, Elizabeth Morris, and Carrol Vaughan, for the Housing Commission

Negotiating Parties: Centre City Development Corporation and Lankford Associates, Inc.

Under Negotiation: Price and Terms

THE COMMISSION GAVE DIRECTION TO NEGOTIATING PARTIES BY A UNANIMOUS VOTE OF 5-0 WITH CRAMER AND TUMMINIA ABSENT.

ADJOURNMENT

Chair Salas adjourned the regular meeting at 11:45 a.m.

Respectfully submitted,

Approved by,

Signature on File with Original Document

Bill Luksic
Docket Coordinator

Elizabeth C. Morris
Chief Executive Officer