



# MINUTES

**SAN DIEGO HOUSING COMMISSION  
MINUTES OF THE REGULAR MEETING  
OCTOBER 4, 2002, 9:00 A.M.  
CITY ADMINISTRATION BUILDING  
SAN DIEGO, CALIFORNIA**

## **ATTENDANCE**

Present: Chair Salas and Commissioners Adams-Brooks, Cramer, Grinchuk, Robles, Tumminia and Yip. 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 9:13 a.m.

### **20 PUBLIC COMMENT**

None.

### **30 COMMISSIONER COMMENTS**

Commissioner Tumminia thanked staff for the Informational Reports on today's agenda, and Commissioner Adams-Brooks stated the recent tour of Housing Commission sites was very informative. Chair Salas requested that another tour be arranged for the Commissioners who could not attend the first one.

### **40 REPORT BY THE CHIEF EXECUTIVE OFFICER**

Ms. Morris reported the Model School Development Agency held its initial meeting in September, and the Governor signed legislation clarifying the Joint Powers Agency's role in the proposed community-based model school project. She discuss the status of inclusionary housing ordinances and regulations that are being drafted, and she stated that Housing Commission and redevelopment agencies' staffs are developing plans to leverage Redevelopment Agency monies to produce \$55 million in affordable housing.



The CEO noted that the Housing Commission's Section 8 program was profiled in a recent NAHRO journal, and the local chapter of the Public Relations Society of America recognized the program for its successful marketing and outreach efforts. She discussed her involvement in the Tri-Country Conference, which is comprised of housing officials from Canada, the United Kingdom and the United States, and she announced the Housing Development Partners is seeking nominations for new Board members.

**50     APPROVAL OF THE MINUTES**

MOTION BY GRINCHUK TO APPROVE THE MINUTES OF THE AUGUST 16, 2002 MEETING. SECONDED BY YIP AND CARRIED ON A UNANIMOUS VOTE OF 6-0 WITH TUMMINIA ABSTAINING.

**ACTION AGENDA**

**103     HCR02-086 – Mobile Home Community Issues Committee Appointments (Citywide)**

Senior Program Analyst Kathi Houck provided a staff report.

Commissioner Tumminia asked how many mediation sessions have occurred during the past few years. Ms. Houck responded that approximately 25 mediations took place, most of them to resolve neighbor-to-neighbor disputes.

MOTION BY TUMMINIA TO APPROVE THE NOMINATION OF GRACE GREENE AND LEONARD HAGGERTY, AND REAPPOINT CURRENT MEMBERS TO THE MOBILE HOME COMMUNITY ISSUES COMMITTEE. SECONDED BY GRINCHUK AND CARRIED ON A UNANIMOUS VOTE OF 7-0.

**104     HCR02-089 – Administering Funds Donated to Support Becky's House (Council District 6)**

Senior Program Analyst Mary Manaster provided a staff report.

Chair Salas confirmed that the Housing Commission does not assess an administrative fee to administer the funds, and Commissioner Cramer asked what happens when the three-year grant expires. Ms. Manaster replied that transitional housing programs, such as Becky's House, apply to the Housing Trust Fund on a yearly basis, and the Housing Commission makes a decision as to which grants to fund. Becky's House will pursue other grants as well.

MOTION BY ROBLES TO RATIFY AN AGREEMENT WITH THE CITY EXECUTED BY THE CHIEF EXECUTIVE OFFICER AND AUTHORIZE AN AMENDMENT TO AN AGREEMENT WITH THE YWCA, WHICH WOULD

ENABLE THE HOUSING COMMISSION TO ADMINISTER \$84,092 OF FUNDS DONATED TO THE CITY ON BEHALF OF BECKY'S HOUSE. SECONDED BY CRAMER AND CARRIED ON A UNANIMOUS VOTE OF 7-0.

**105 HCR02-080 – Selection of Additional Lending Partners for the First-Time Homebuyer Loan Programs (Citywide)**

Vicki Monce presented a staff report.

Commissioner Cramer inquired whose money is being loaned. Ms. Monce replied residential lenders provide 75 percent of the loan fund, and Housing Commission programs loan the remainder through HOME, CalHome and the Centre City's First Time Homebuyer Program. Commissioner Cramer asked if the HOME or CalHome funds could be used for purposes other than for-sale housing. Ms. Monce indicated CalHome funds are strictly for the first-time homebuyer program, and CEO Morris added HOME funds are used for a variety of activities that are identified during the budgetary process.

In response to questions from Commissioners Grinchuk and Yip, Ms. Monce stated the selection panel is comprised of members who have experience in the first-time homebuyer market. Further, for the residential lenders themselves, emphasis was placed on underwriters located in the San Diego area and those with knowledge of other government housing programs.

MOTION BY TUMMINIA TO ADD WELLS FARGO HOME MORTGAGE, INC. AND AMERICAN HOME MORTGAGE DBA MARINA MORTGAGE TO THE LIST OF RESIDENTIAL LENDING PARTNERS.

SECONDED BY GRINCHUK AND CARRIED ON A UNANIMOUS VOTE OF 6-0 WITH CRAMER ABSTAINING. A COPY OF HIS ABSTENTION IS ON FILE AT THE OFFICE OF THE SAN DIEGO HOUSING COMMISSION.

**106 HCR02-091 – Funding for Cortez Hill Homeless Family Transitional Housing Facility (Council District 3)**

Mary Manaster presented a staff report.

Commissioner Cramer asked what created the \$48,000 shortage on the capital side. Ron Thurlow, who is the City of San Diego's Homeless Services Administrator, stated cost overruns related to significant renovations and water damage prompted the deficit. Commissioner Cramer also inquired if there is an accountability mechanism in place to evaluate the effectiveness of the \$80,000 grant. Mr. Thurlow replied there are very specific outcome measures written into the contract, and a report would be provided to the Board detailing the services rendered by the YWCA.

Commissioner Yip asked how the remaining homeless shelter program shortfall of \$440,000 would be covered. Mr. Thurlow responded cost savings have occurred by staying at the current temporary facility and additional fundraising should fill the gap.

MOTION BY GRINCHUK TO ASSIST THE CORTEZ HILL FAMILY TRANSITIONAL HOUSING FACILITY BY REINSTATING \$48,000 OF A GRANT TO THE CITY TOWARDS REHABILITATION, AND GRANTING \$80,000 TO THE SAN DIEGO COUNTY YWCA FOR THE OPERATION OF THE FACILITY IN FISCAL YEAR 2003. SECONDED BY YIP AND CARRIED ON A UNANIMOUS VOTE OF 7-0.

**107 HCR02-087 – Funding for the 2002/2003 Winter Shelter Program (Citywide)**

Senior Program Analyst Ann Kern provided a staff report.

Commissioner Cramer asked how the Vietnam Veterans of San Diego would measure performance targets and outcomes. Ron Thurlow stated the agency would provide detailed reports to the City of San Diego, and the Regional Task Force on the Homeless data entry system would track all the services provided by the program operators. Commissioner Cramer stressed a review on the effectiveness of these services should be conducted so that more effective programs can replace less efficient ones. Mr. Thurlow noted most of the services come from outside agencies, and the City's contribution generally supports operating expenses and not programmatic costs.

CEO Morris provided a background on the Housing Commission's role in the Winter Shelter Program. Ms. Morris stated the Housing Commission's primary responsibility is as a funding agent and not as a service deliverer. She said emergency shelter homeless issues are a challenge to the City of San Diego, and the Housing Commission remains the largest contributor to such programs by committing local funds (i.e., monies raised from fee-for-service activities, such as bond administration fees).

MOTION BY TUMMINIA TO FORWARD FOR HOUSING AUTHORITY APPROVAL A MEMORANDUM OF UNDERSTANDING BETWEEN THE HOUSING COMMISSION AND THE CITY OF SAN DIEGO TO PROVIDE UP TO \$445,000 FOR THE CITY'S FY03 WINTER SHELTER AND FAMILY SHELTER PROGRAMS. SECONDED BY GRINCHUK AND CARRIED ON A UNANIMOUS VOTE OF 7-0.

**108 HCR02-085 – Sale of Excess Land (Council District 6)**

Asset Management Manager Steve Snyder provided a staff report.

In reply to a question from Commissioner Cramer, CEO Morris stated the Housing Authority does not normally dispose of real estate it owns, but in this instance the parcel of land is not developable and it does have value to the adjacent neighbors. Commissioner Cramer asked if there was a regulatory agreement on the property and if there are restrictions on the Children's Home Society selling the property for commercial or for-profit uses. General Counsel Christensen responded that HUD must consent to this action, and there is no practicality in re-selling this parcel to others because it is used as part of the Society's parking lot.

Chair Salas asked how the \$120,000 received from the sale could be used. Mr. Snyder replied HUD mandates it must be spent for public housing purposes, such as administration, management or the repair and maintenance of public sites.

MOTION BY YIP TO APPROVE AND RECOMMEND TO THE HOUSING AUTHORITY THE SALE OF EXCESS LAND LOCATED AT 2766 CARDINAL ROAD, UPON APPROVAL BY HUD, TO THE CHILDREN'S HOME SOCIETY FOR \$120,000. SECONDED BY TUMMINIA AND CARRIED ON A UNANIMOUS VOTE OF 7-0.

**100 HCR02-092 – Family Self-Sufficiency Program Update (Citywide)**

Supervisory Resident Initiatives Coordinator Lizette Galicot provided a report on the Family Self-Sufficiency (FSS) Program, which matches assisted housing families with existing community services. Chair Salas was pleased with the program's progress and commended the Housing Commission for its efforts.

Commissioner Cramer asked if these services could be made available to individuals who are not in Section 8 or public housing or to those on either waiting list. CEO Morris said FSS offers case management and referral services for program participants, but to expand it to a larger population would be stepping beyond the Housing Commission's core mission as a broker of housing services within our revenue sources.

The Board took no action or vote.

**101 HCR02-088 – Section 8 Project-Based Voucher Program (Citywide)**

Ann Kern provided an update on the project-based Section 8 voucher program, implemented by the Housing Commission in August 2001. Commissioner Yip

asked if the project-based vouchers and tenant-based vouchers come out of the same HUD allocation. Ms. Morris affirmed they did, and she explained that HUD allows 20 percent of the tenant-based allocation to be committed to project-based units at the Housing Commission's discretion.

Commissioner Grinchuk inquired if any owner has opted to use these vouchers for special needs individuals in 100 percent of the units in a complex and how the vouchers differ from senior housing. Ms. Morris answered the Housing Commission has not received yet an application for a full, project-based development.

The Board took no action or vote.

## **102 HCR02-094 – Summary of 2002 State Legislative Session**

Senior Program Analyst Susan Tinsky summarized significant housing legislation recently signed by the Governor. Commissioner Cramer asked if SB 972 (regarding public works and prevailing wage laws) targets tax credit financing. Ms. Tinsky replied that the legislation exempts some tax credit projects from prevailing wages, and a more detailed analysis of SB 972 is forthcoming.

Commissioner Grinchuk received additional information on AB 1866 relating to housing and density bonuses, and Ms. Tinsky described the residential density components of AB 2292. A brief conversation ensued on the state's "no fault" eviction law and the Housing Commission's ability to work with Section 8 landlords under SB 1403. Finally, CEO Morris discussed Proposition 46 – the State's \$2.1 billion housing bond measure – and its impact on emergency housing and assistance programs.

The Board took no action or vote.

## **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):

San Diego Housing Commission, a public agency; and Housing Authority of the City of San Diego, a public agency v. WEYERHAEUSER COMPANY  
San Diego Superior Court Case No. GIC755508

DIRECTIONS WERE GIVEN TO COUNSEL BY A UNANIMOUS VOTE OF 7-0.

**ADJOURNMENT**

Chair Salas adjourned the regular meeting at 11:20 a.m.

Respectfully submitted,

Approved by,

**Signature on File with Original Document**

Bill Luksic  
Docket Coordinator

Elizabeth C. Morris  
Chief Executive Officer