



Good Neighbors

San Diego
Housing Commission

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MINUTES

**SAN DIEGO HOUSING COMMISSION
MINUTES OF THE REGULAR MEETING
FEBRUARY 9, 2001, 9:00 AM
CITY ADMINISTRATION BUILDING
202 C STREET, 12TH FLOOR
SAN DIEGO, CALIFORNIA**

ATTENDANCE

Present: Chair Arthur and Commissioners Dick, Grinchuk, Oxberry, Robles, 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 9:12 a.m.

20 PUBLIC COMMENT

Mary Ann Pollock, representing Housing Opportunities for People in Emergency Situations, discussed the overall shortage of affordable housing in San Diego and the obstacles faced by low- and very-low income individuals.

30 COMMISSIONER COMMENTS

Chair Arthur and the Commissioners discussed a workshop on downtown affordable housing production to be presented on this date by a committee of the Centre City Development Corporation (CCDC). Commissioners expressed interest in participating in such workshops.

Chief Executive Officer Morris apologized for the late notification and will pursue fostering a relationship between the Boards of the Housing Commission and the CCDC.

40 REPORT BY THE CHIEF EXECUTIVE OFFICER

Ms. Morris reported that various city and county government, business and civic groups participated in action before the City Council recently on downtown homelessness. She stated the City Council appears to be very interested in the issue, and it is supportive of collaborative efforts aimed to provide services to homeless individuals, especially people with mental illness and substance abuse problems.

Ms. Morris also reported the Housing Commission held its annual awards ceremony to recognize employees who have made outstanding contributions to the agency. Information about the event and a list of the honorees will be provided to the Board.

50 APPROVAL OF THE MINUTES

MOTION BY OXBERRY TO APPROVE THE MINUTES FROM THE JANUARY 19, 2001 HOUSING COMMISSION MEETING. SECONDED BY TUMMINIA AND CARRIED ON A VOTE OF 7-0 WITH ALL MEMBERS PRESENT.

ADOPTION AGENDA – CONSENT

MOTION BY OXBERRY TO APPROVE THE FOLLOWING ITEMS ON CONSENT:

100 HCR01-023 – Award of Contract for Housing Services Software and Services (Citywide)

Recommendation: Authorize the Chief Executive Officer to negotiate a contract in an amount not to exceed \$346,500 for housing services software and related services with Emphasys Computer Solutions, Inc.

101 HCR01-022 — Authorization to Apply for a ROSS Public Housing Apprenticeship Program Grant from the U.S. Department of Housing and Urban Development (Citywide)

Recommendation: Authorize an application for HUD's Resident Opportunities and Self-Sufficiency Apprenticeship Program, and seek Housing Authority approval to authorize the Chief Executive Officer to amend the FY01 Housing Commission budget and execute all required documents.

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

ACTION AGENDA

102 HCR01-025 – FY2002 Budget Workshop: Discussion on Use of Unrestricted Funds to Provide Affordable Housing (Citywide)

Chief of Staff Carrol Vaughan provided a brief staff report.

Mel Shapiro discussed the absence of information on Attachment 1 to the report dealing with tenant-based rental assistance for individuals earning approximately 30 percent of Area Median Income.

Commissioner Tumminia asked for clarification on whether the unrestricted funds could be used to assist individuals on the Section 8 waiting list. Ms. Vaughan replied the money is expended at the Board's discretion, but the Housing Commission has previously decided unrestricted revenue is more appropriately used for housing development, rehabilitation, and home ownership programs.

CEO Morris noted there is major expansion taking place within the Section 8 program (because of the allocation from HUD of hundreds of additional vouchers this fiscal year and next year), and HOME funds might best be used for other program activities.

With regard to the report attachment labeled "Chart of Various Activities", Commissioner Oxberry questioned how the per-unit development cost is derived for rental housing projects. Staff replied the wide-ranging figures were determined by factoring in different financing tools and leverage scenarios, and they represent averages since the per-unit subsidy varies with each project.

Without a vote, Chair Arthur and the Board reached consensus to delay action on this item and to reconsider it at a future Housing Commission meeting.

104 HCR01-020 – Loan for the Acquisition and Development of Coronado Terrace (Council District 8)

Senior Program Analyst Wendy DeWitt presented a brief staff report.

Several Commissioners requested technical information relating to rent affordability protections, ownership of the project, loan contingency, and the income eligibility of current tenants.

MOTION BY DICK TO APPROVE A LOAN TO RELATED/WAKELAND IN THE AMOUNT OF \$1,400,000 FOR THE ACQUISITION AND DEVELOPMENT OF THE 312-UNIT CORONADO TERRACE APARTMENTS LOCATED AT 1183 25TH STREET. SECONDED BY STEINKE AND CARRIED ON A VOTE OF 7-0 WITH ALL MEMBERS PRESENT.

103 HCR01-024 – Loan for New Construction of Torrey Del Mar Apartments (Council District 1)

Commissioner Steinke notified the Board he was abstaining from this item and excused himself from the remainder of the meeting. A Written Disclosure of Conflict is on file with the San Diego Housing Commission.

Senior Program Analyst Dan Cady presented a brief staff report.

Chair Arthur and CEO Morris congratulated BRIDGE Housing Corporation on its successful application for state Multifamily Housing Program funds, and Commissioner Dick commended the developer for buying down rents to increase affordability at lower levels.

MOTION BY DICK TO APPROVE A LOAN TO BRIDGE HOUSING CORPORATION IN THE AMOUNT OF \$910,000 FOR CONSTRUCTION OF THE 112-UNIT TORREY DEL MAR APARTMENTS DEVELOPMENT. SECONDED BY OXBERRY AND CARRIED ON A VOTE OF 6-0 WITH STEINKE ABSENT.

ADJOURNMENT

The Commission recessed and convened in closed session.

I Conference with Legal Counsel - existing litigation, pursuant to California Government Code Section 54956.9(a) and 54954.5(c):

- (a) Hidden Valley Construction, Inc. v. Housing Authority of City of San Diego, et. al., SDSC No. 704467

INFORMATION ONLY. NO ACTION WAS TAKEN.

- (b) Ramon Madrid, individually and doing business as Action Security and Investigations, v. San Diego Housing Commission, a public agency; Does 1 through 10, inclusive, SDSC Case No. GIC 760344

INFORMATION ONLY. NO ACTION WAS TAKEN.

- (c) Mitchell Barosh v. San Diego Housing Commission, et. al., SDSC
Case No. GIC 750000

INFORMATION ONLY. NO ACTION WAS TAKEN.

- (d) San Diego Housing Commission and Housing Authority of the City
of San Diego vs. Creekside Holdings, A California Limited
Partnership; et. al. San Diego Superior Court Case No.: GIC
752236

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

- II Conference with Legal Counsel – anticipated litigation, pursuant to
California Government Code Section 54956.9 (b):

One matter.

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

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

Title: Chief Executive Officer

AN EVALUATION WAS COMPLETED AND APPROVED BY A VOTE
OF 5-0 WITH DICK AND STEINKE ABSENT.

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

Respectfully submitted,

Bill Luksic
Docket Coordinator

**Signature on File
With Original Document**

Approved by,

Elizabeth C. Morris
Chief Executive Officer