



Good Neighbors

San Diego
Housing Commission

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MINUTES

**SAN DIEGO HOUSING COMMISSION
MINUTES OF THE SPECIAL MEETING
APRIL 6, 2001, 9:00 AM
HERB SOLOMON ROOM
1625 NEWTON AVENUE
SAN DIEGO, CALIFORNIA**

ATTENDANCE

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

10 CALL TO ORDER

Commissioner Oxberry called the meeting to order at 9:07 a.m.

20 PUBLIC COMMENT

Kathy Greene, representing Housing Options for People in Emergency Situations, is opposed to the demolition of housing in the city or the conversion of any existing housing stock. She stated low-income housing must be preserved until the vacancy rate rises.

30 COMMISSIONER COMMENTS

None.

40 REPORT BY THE CHIEF EXECUTIVE OFFICER

Chief Executive Officer Morris requested that Item 101, **Provision of First Time Homebuyer Opportunities at the Summit Crest Apartments**, be removed from the agenda.

50 APPROVAL OF THE MINUTES

MOTION BY TUMMINIA TO APPROVE THE MINUTES OF THE MARCH 2, 2001 MEETING. SECONDED BY ROBLES AND CARRIED ON A VOTE OF 4-0 WITH DICK AND GRINCHUK ABSENT. COMMISSIONER OXBERRY ABSTAINED FROM VOTING AS HE WAS NOT PRESENT AT THE MARCH 2 MEETING.

ACTION AGENDA

101 HCR01-040 – City of San Diego’s FY2001-2005 Consolidated Plan – Supplemental (Citywide)

Kathy Greene, representing Housing Options for People in Emergency Situations, said the Consolidated Plan does not address the needs of very low and very, very low-income individuals. She stated the Housing Commission’s discretionary funds should be used for rental assistance and not for first-time homebuyers.

Mel Shapiro asked what percent of non-categorical funds would be used to help extremely low-income families; who is setting the priorities; and what defines affordable housing. He commented also on condominium conversion and demolition issues.

Chief Executive Officer Morris provided information on the amount of money budgeted for first-time homebuyer opportunities versus rental assistance. She noted that attachment three of the report highlights the percent of very low-income individuals receiving assistance in the public housing and Section 8 programs, and that homeownership accounts for less than \$4.5 million out of a total budget of \$122 million.

Commissioner Steinke requested an explanation of the difference in figures that appear in Figure 4.4 of the Consolidated Plan and on attachment three of the report. CEO Morris replied attachment three represents the total number of households assisted at a specific point in time (in this case March 2001) and that Figure 4.4 includes incremental changes occurring during fiscal years 1996 through 2001. Commissioner Steinke noted it appears more emphasis is being placed on assisting the lowest income groups (those earning between 0 percent and 50 percent of the Area Median Income).

Chair Arthur asked to what extent the Housing Commission is responsible for funding various city homeless programs. CEO Morris said responsibility is shared between the City of San Diego, non-profit organizations, the Housing Commission and other coalitions. The agency plays a useful role as financier in many homeless-related projects, but many of our housing resources are not available to spend on emergency homeless services. The allocation of discretionary funds closely mirrors the overall city strategy of using monies on a broad range of housing needs. Chair Arthur reiterated the Board does not have complete discretion in how it allocates housing program funds, and figures indicate only about \$20 million of the total budget can be used for discretionary purposes.

On the issue of demolition of residential units in San Diego, Commissioner Steinke asked if the Consolidated Plan addresses the need of and commitment by public

entities to replace lost units. CEO Morris replied that neither the school district nor CalTrans, for instance, have a direct responsibility to replace demolished housing. However, they are legally bound by federal and state law to provide relocation assistance.

Commissioner Steinke recognized two speakers from the floor. Forrest Curo, editor of *City Lights* publication, commented that units constructed to replace demolished housing are oftentimes too expensive for low-income residents to afford. Kathy Greene said that while the Housing Commission cannot prevent the demolition or conversion of properties, it could influence the decisions and do more to control the process. In response to Ms. Greene, CEO Morris said the Housing Commission is generally not aware of and its opinions are not sought when the City grants demolition permits. However, the Housing Commission repeatedly urges public agencies such as the school district, for instance, to consider the cumulative impact of demolition on the housing supply.

Commissioner Robles stated consideration should be given in attempting to allocate more discretionary money towards the extremely low-income renters, but he acknowledges that people in the other low-income groups also need assistance during this time of crisis. He appreciates the work of the Housing Commission and the public comments received during the meeting.

MOTION BY TUMMINIA TO RECOMMEND HOUSING AUTHORITY APPROVAL OF THE FY 2001-2005 CONSOLIDATED PLAN FOR SUBMISSION TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT. SECONDED BY ROBLES AND CARRIED ON A VOTE OF 5-0 WITH DICK AND GRINCHUK ABSENT.

ADJOURNMENT

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

DIRECTION WAS GIVEN TO COUNSEL BY A VOTE OF 4-0 WITH STEINKE ABSTAINING. DICK AND GRINCHUK WERE ABSENT.

(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

THIS WAS AN INFORMATIONAL ITEM ONLY.

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

One matter.

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

- III Conference with Labor Negotiator - pursuant to California Government Code Section 54957.6:

Agency Negotiator: Steve Mikelman and Kadee Gonzalez for the San Diego Housing Commission

Employee Organization: Social Services Union, Local 535, SEIU, AFL-CIO

NO ACTION WAS TAKEN.

Chair Arthur adjourned the meeting at 10:05 a.m.

Respectfully submitted,

Bill Luksic
Docket Coordinator

**Signature on File
With Original Document**

Approved by,

Elizabeth C. Morris
Chief Executive Officer