



Good Neighbors

San Diego
Housing Commission

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MINUTES

**SAN DIEGO HOUSING COMMISSION
MINUTES OF THE REGULAR MEETING*
APRIL 20, 2001, 9:00 AM
CITY ADMINISTRATION BUILDING
202 C STREET, 12TH FLOOR
SAN DIEGO, CALIFORNIA**

ATTENDANCE

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

10 CALL TO ORDER

Chair Arthur called the meeting to order at 9:15 a.m.

20 PUBLIC COMMENT

Larry Chaidez asked the Board to consider the issue of providing financial assistance to low-income handicapped individuals for the purpose of retrofitting privately owned rental units. Housing Finance and Development employee Lyle Knudson responded to Mr. Chaidez's comments, and Chair Arthur asked staff to look further into the matter.

30 COMMISSIONER COMMENTS

None.

40 REPORT BY THE CHIEF EXECUTIVE OFFICER

Ms. Morris paid tribute to Housing Commission employee David Schuh, who passed away on April 8. Mr. Schuh was responsible for numerous important housing developments during his 12-year tenure with the agency.

She also reported that the California Debt Limit Allocation Committee approved six of seven bond allocation applications for Housing Commission projects, and she noted CalHome awarded \$500,000 to the Housing Commission to fund owner-occupied rehabilitation and down payment assistance grants for first-time

* Due to technical difficulties, there is no audiotape recording of this meeting.

homebuyers. Finally, she reminded the Board about the upcoming NALHFA Spring Educational Conference, and she requested that Item 104, *Rehabilitation Loan at 3530 J Street*, be removed from the agenda and returned to staff.

50 APPROVAL OF THE MINUTES

MOTION BY STEINKE TO APPROVE THE MINUTES FROM THE APRIL 6, 2001 SPECIAL MEETING. SECONDED BY TUMMINIA AND CARRIED ON A VOTE OF 5-0 WITH DICK AND ROBLES ABSENT.

The minutes of the March 23, 2001 meeting will be considered at the next Housing Commission meeting.

ADOPTION AGENDA – CONSENT

MOTION BY OXBERRY TO APPROVE THE FOLLOWING ITEMS ON CONSENT:

101 HCR01-038 – Delegation of Authority to Develop Administrative Regulations (Supplemental)

Recommendation: That the Housing Authority authorize the Chief Executive Officer to develop administrative regulations that provide specific language detailing implementation of policies approved by the Housing Commission and/or Housing Authority.

102 HCR01-048 – Super Notice of Funding Availability Grant Applications (NOFA) (Citywide)

Recommendation: Authorize applications to the U.S. Department of Housing and Urban Development for the Multi-Family Housing Drug Elimination Program and the Rental Certificate/Housing Choice Voucher Family Self-Sufficiency Coordinator Program, and seek Housing Authority approval to authorize the Chief Executive Officer to amend the FY02 Housing Commission Budget and execute all required documents.

103 HCR01-042 – Loan Modification for 3824 Ocean View Boulevard (Council District 4)

Recommendation: Approve the Loan Committee's recommendation to extend the term for five years and reduce the interest rate to three percent for the property located at 3824 Ocean View Boulevard.

106 HCR01-051 – Housing Trust Fund FY02 Implementation Strategy (Citywide)

Recommendation: That the Housing Commission 1) hear public testimony on the Housing Trust Fund Fiscal Year 2002 Implementation Strategy; 2) make modifications to the draft as appropriate; and, 3) forward the draft to the City Council with a recommendation for approval.

SECONDED BY TUMMINIA AND CARRIED ON A VOTE OF 5-0 WITH DICK AND ROBLES ABSENT.

ACTION AGENDA

100 HCR01-0550 – Award of Contract for Trash Disposal Services (Citywide)

Chair Arthur noted modifications are being made to the contract for trash disposal services, and he entertained a motion to vote on this item subject to General Counsel approval of the contract.

MOTION BY TUMMINIA TO AUTHORIZE (*PENDING FINAL APPROVAL OF THE CONTRACT BY GENERAL COUNSEL CHRISTENSEN*) THE CHIEF EXECUTIVE OFFICER TO NEGOTIATE AND EXECUTE A TWO-YEAR CONTRACT WITH WASTE MANAGEMENT, IN AN AMOUNT NOT TO EXCEED \$253,593, FOR TRASH DISPOSAL SERVICES AT HOUSING COMMISSION OFFICE FACILITIES AND RESIDENTIAL SITES.

SECONDED BY STEINKE AND CARRIED ON A VOTE OF 5-0 WITH DICK AND ROBLES ABSENT.

105 HCR01-052 – Revised Loan Terms to St. Vincent De Paul Management, Inc., for Construction of the Emporium Apartments (Council District 8)

Commissioner Grinchuk expressed concern that the revised rents would no longer be affordable to the extremely low-income individuals the project was meant to serve.

CEO Morris responded that the rents, as a percentage of Median Area Income, were increased for purposes of occupancy, so that if a resident's income increased, they would not have to be evicted since their income would still be quite low. St. Vincent De Paul intends to keep the rent charged for the unit at the very low-income level, so that the units remain affordable for their residents who are trying to stabilize.

MOTION BY STEINKE TO APPROVE CHANGES TO THE EMPORIUM APARTMENTS PROJECT PROPOSAL AS OUTLINED IN THE REPORT, CONTINGENT UPON THE RECEIPT OF NINE-PERCENT TAX CREDIT FINANCING.

SECONDED BY OXBERRY AND CARRIED ON A VOTE OF 5-0 WITH DICK AND ROBLES ABSENT.

107 HCR01-047 – Proposed Fiscal Year 2002 Budget (Citywide)

Sylvia Troy, representing the California Housing Integration Set-Aside Task Force, suggested financial incentives should be offered, such as moving costs and security deposits, to encourage people to make integrative moves. Mel Shapiro commented on various aspects of the FY02 Budget, including the actual occupancy rate compared to the stated goal, the number of individuals enrolled in and who have left the Family Self-Sufficiency program, and the proposed amount assigned to salaries and benefits. Also, Mr. Shapiro asked the Housing Commission to post the complete budget document on its website. Chris Foster of Hampstead Partners recommended a portion of the FY02 Budget should be directed to project-based homeownership programs.

Commissioner Steinke asked about the proposed allocation of unrestricted revenues dedicated to Reserves. Financial Management Manager Tim Sturtevant explained the FY02 Budget contains more than \$26.2 million in unrestricted revenues (down from \$30.4 in FY01) that will primarily provide for the future administration of the multi-year HOME program, litigation, insurance and building reserves. Finally, Commissioner Oxberry recommended that the budget include a schedule of average/actual salaries by classification.

MOTION BY TUMMINIA TO:

RECOMMENDATION #1: REVIEW AND RECOMMEND HOUSING AUTHORITY ADOPTION OF THE \$124.2 MILLION FY02 ACTIVITY BASED BUDGET.

RECOMMENDATION #2: THAT THE HOUSING AUTHORITY CONTINUE TO DELEGATE LIMITED AUTHORITY TO THE HOUSING COMMISSION TO AMEND THE FY02 BUDGET, CONSISTENT WITH THE POLICIES, PROGRAMS AND ACTIVITIES APPROVED BY THE HOUSING AUTHORITY.

RECOMMENDATION #3: CONTINUE TO DELEGATE LIMITED AUTHORITY TO THE CHIEF EXECUTIVE OFFICER TO AMEND THE FY02 BUDGET CONSISTENT WITH POLICIES, PROGRAMS AND ACTIVITIES APPROVED BY THE HOUSING AUTHORITY, BY PROVIDING THE CEO AUTHORITY TO ADD OR TRANSFER FUNDS UP TO \$100,000 THAT ALIGNS WITH PROCUREMENT AUTHORITY LEVELS.

RECOMMENDATION #4: THAT THE HOUSING AUTHORITY APPROVE THE USE OF SECTION 8 OPERATING RESERVES TO SUPPORT VARIOUS CITY OF SAN DIEGO RELATED PROJECTS.

SECONDED BY GRINCHUK AND CARRIED ON A VOTE OF 5-0 WITH DICK AND ROBLES ABSENT.

ADJOURNMENT

The Commission recessed and did not convene in closed session.

Chair Arthur adjourned the meeting at 10:30 a.m.

Respectfully submitted,

Bill Luksic
Docket Coordinator

**Signature on File
With Original Document**

Approved by,

Elizabeth C. Morris
Chief Executive Officer