



# MINUTES

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

## **ATTENDANCE**

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

## **10 CALL TO ORDER**

Chair Arthur called the meeting to order at 9:03 and the Housing Commission immediately recessed to hear Items I and II on the closed session agenda. The action taken on these Items and on the remaining closed session agenda is noted at the end of the Minutes.

The Commission reconvened to continue the public portion of the meeting. Commissioner Dick acted as Chair in place of Mr. Arthur, who left for a prior commitment.

## **20 PUBLIC COMMENT**

None.

## **30 COMMISSIONER COMMENTS**

None.

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

Ms. Morris noted that Housing Authority action on the office facility project was continued to a meeting later in November and, after lengthy public testimony, the Land Use and Housing Committee will discuss the Balanced Communities



Housing Program (inclusionary housing) again on November 28. She reported that the Housing Element was approved by the City Council, and there was some discussion about the use of Redevelopment Agency funds outside of redevelopment project areas. With respect to the NOFA report approved by the Board in October, Ms. Morris remarked that council members expressed interest in substituting some Housing Commission funds with downtown tax increment dollars.

Finally, the CEO requested that Item 106, *Award of Funding for Shared Equity Demonstration Program for Newly Constructed Homeownership Developments*, be continued to the meeting of December 14, 2001.

#### **50     APPROVAL OF THE MINUTES**

MOTION BY GRINCHUK TO APPROVE THE MINUTES OF THE OCTOBER 12, 2001 REGULAR MEETING. SECONDED BY ROBLES AND CARRIED ON A UNANIMOUS VOTE OF 5-0 WITH ARTHUR AND TUMMINIA ABSENT.

#### **CONSENT AGENDA**

MOTION BY SALAS TO APPROVE THE FOLLOWING ITEMS ON CONSENT:

#### **100     HCR01-121 – Award of Contract for Site Improvements at One Public Housing Site (Council District 1)**

**Recommendation:** Award a construction contract in the amount of \$156,290, with a ten percent contingency (\$15,629), to Healey Construction for site improvements at 12643-12687 El Camino Real.

#### **101     HCR01-117 – Application for Mortgage Credit Certificate Allocation (Citywide)**

**Recommendation:** Promote homeownership for low and moderate-income first-time homebuyers by recommending authorization of an application to the California Debt Limit Allocation Committee for up to a \$75 million allocation of Mortgage Credit Certificates for the period January 1, 2002 through December 31, 2002.

#### **102     HCR01-129 – Funding for the 2001/2002 Winter Shelter Program for the Homeless (Citywide)**

**Recommendation:** 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 FY02 Winter Shelter Program.

**103 HCR01-122 – Transfer to City of Funds to Operate Housing for Victims of Domestic Violence (Council District 2)**

**Recommendation #1:** Transfer the balance of Sanctuary, Domestic Violence Resources' \$65,000 FY02 grant, and assign responsibility for selecting a new provider and administering that grant to the City to continue to help fund the operation of an 11-unit housing facility in Ocean Beach.

**Recommendation #2:** Authorize the Chief Executive Officer, with guidance from General Counsel, to accept assignment of Sanctuary's interest in a Revocable Grant Agreement with the Commission to successor leaseholders of the Ocean Beach property.

**104 HCR01-124 – Funds to Lease SRO Rooms for Homeless Seniors (Council District 2)**

**Recommendation:** Authorize the Chief Executive Officer to execute three-way agreements with the City and the Sara Frances and Capri hotels, respectively, subject to approval of the agreements by General Counsel, providing up to \$168,000 to lease rooms at those facilities for homeless seniors.

**105 HCR01-125 – Housing Trust Fund Grant to City for Operation of Transitional Housing for Families (Council District 2)**

**Recommendation:** Approve a grant of \$25,000 towards the City's operation of a facility currently serving as transitional housing for homeless families.

**107 HCR01-126 – Loan and Final Authorization to Issue Multifamily Housing Revenue Bonds for Island Village Apartments (Council District 8)**

**Recommendation #1:** Forward for Housing Authority approval a recommendation to facilitate development of 280 rent restricted living units in East Village by taking final steps to issue multifamily housing revenue bonds up to \$11,000,000 and authorizing a three percent residual receipts Housing Commission loan of \$1,300,000 to Island Palms Apartments, L.P.

**Recommendation #2:** Approve and forward for Housing Authority adoption an amendment to the Housing Commission's Fiscal Year 2002 budget, adding \$1,300,000 of CCDC Low and Moderate Housing Set-Aside Funds for rental housing loans.

**108 HCR01-131 – Update on Section 8 Rental Assistance Program Lease-Up Effort (Citywide)**

This informational report provides an update on the Rental Assistance Program's efforts to use the nearly 2,400 new vouchers it was awarded by the United States Department of Housing and Urban Development in FY01 and FY02.

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

The Commission recessed again and convened in closed session to hear the remainder (Item III a) of the closed session agenda.

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

- (a) Williams & Sons Masonry, Inc. v. Baronet & Co., Inc., et al.  
San Diego Superior Court Case No. 680684

NO ACTION WAS TAKEN.

- (b) San Diego Housing Commission, a public agency; and Housing Authority of the City of San Diego, a public agency vs. WEYERHAEUSER COMPANY, a Washington Corporation; ROMAN E.C.D., INC., a California Corporation; VIGILANT INSURANCE COMPANY, a New Jersey Corporation; and DOES 1 through 50.  
San Diego Superior Court Case No. GIC755508

THE BOARD APPROVED INSTRUCTIONS TO GENERAL COUNSEL BY A UNANIMOUS VOTE OF 5-0 WITH TUMMINIA ABSENT AND STEINKE NOT PARTICIPATING DUE TO A POTENTIAL CONFLICT OF INTEREST.

II. Conference with Legal Counsel - anticipated litigation, pursuant to Government Code Section 54956.9(c) and 54954.5(c):

- (a) Two matters

THESE MATTERS WERE NOT DISCUSSED.

III. Real Property Negotiations

- (a) Conference with Real Property Negotiator - Pursuant to California Government Code Section 54954.5(b) and 54956.8:

Property: Excess land at 2766 Cardinal Road, Diego, CA

Negotiating Parties: Carrol Vaughan, Steve Snyder, and Dan Turpin for the San Diego Housing Commission; Mr. Martin Smith for Children's Home.

Under Negotiation: Terms and Price

GENERAL COUNSEL AND REAL ESTATE NEGOTIATORS WERE GIVEN INSTRUCTIONS BY A UNANIMOUS VOTE OF 5-0 WITH ARTHUR AND TUMMINIA ABSENT.

### ADJOURNMENT

Acting Chair Dick adjourned the meeting at 9:40 a.m.

Respectfully submitted,

Bill Luksic  
Docket Coordinator

**Signature on File  
With Original Document**

Approved by,

Elizabeth C. Morris  
Chief Executive Officer