



Good Neighbors

San Diego  
Housing Commission

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# MINUTES

**SAN DIEGO HOUSING COMMISSION  
MINUTES OF THE REGULAR MEETING  
SEPTEMBER 29, 2000, 9:00 AM  
CITY ADMINISTRATION BUILDING  
202 C STREET, 12TH FLOOR  
SAN DIEGO, CALIFORNIA**

## **ATTENDANCE**

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

### **10 CALL TO ORDER**

Commissioner Dick called the meeting to order at 9:13 a.m.

### **20 PUBLIC COMMENT**

Mel Shapiro suggested the Board consider two subjects at this meeting or at a future Board meeting. First, he discussed an article that appeared in the San Diego Union Tribune concerning allocation of housing vouchers from the U.S. Department of Housing and Urban Development (HUD). He questioned why the City of San Diego did not receive any vouchers.

The second subject related to the demolition of affordable single- and multi-family housing in the inner city to make room for the construction of new schools. He noted several areas in the city where housing would be demolished, and he estimated at least 1,000 units would be permanently lost by the proposed projects.

### **30 COMMISSIONER COMMENTS**

Commissioner Oxberry requested information on housing vouchers received from HUD. Chief Executive Officer Morris reported that the City of San Diego will receive 854 vouchers and approximately \$5.3 million to fund them.

**40     REPORT BY THE CHIEF EXECUTIVE OFFICER**

The Chief Executive Officer expressed gratitude for the contributions of Commissioner Melbalen (Chris) Hills, whose term of office on the Board expired. Ms. Morris thanked Commissioner Hills for her service and for representing the interests of public housing residents. Ms. Morris presented Commissioner Hills with a small gift in appreciation, and other Commissioners expressed their appreciation to Ms. Hills.

**50     APPROVAL OF THE MINUTES**

MOTION BY OXBERRY TO APPROVE THE MINUTES FROM THE AUGUST 11, 2000 HOUSING COMMISSION MEETING. MOTION SECONDED BY HILLS, AND CARRIED ON A VOTE OF 4-0 WITH STEINKE AND ARTHUR BEING ABSENT. COMMISSIONER OXBERRY ABSTAINED FROM VOTING SINCE HE WAS NOT PRESENT AT THE AUGUST 11, 2000 MEETING.

**ADOPTION AGENDA – CONSENT**

MOTION BY GRINCHUK TO APPROVE THE FOLLOWING ITEMS ON CONSENT (*Brief comments and questions by Commissioners on certain reports are noted in italics below*):

**100    HCR00-085 — Comprehensive Grant Annual Statement/Performance and Evaluation Report (Citywide)**

**Recommendation:** Approve and authorize submission of the Annual Statement/Performance and Evaluation Report to the U.S. Department of Housing and Urban Development.

**101    HCR00-090 - Selection of Lending Partners for the First-Time Homebuyer's Shared Equity Loan Program (Citywide)**

**Recommendation:** Enter into agreements and contracts with California Bank and Trust, California Federal Bank, Countrywide Home Loans, Inc., U.S. Bank Community Lending, San Diego Funding, Union Bank of California, and Chase Manhattan Mortgage Corporation as partners in the Shared Equity Loan Program.

*Commissioner Oxberry asked whether there would be annual monitoring or a reporting process on the lending partners and their origination production. Vicki Monce, Loan Portfolio Administrator, stated that a lender participation agreement is being developed which clearly describes the lenders' responsibilities in the area of loan rates and fees. She said each lender will be monitored to ensure*

*they abide by the commitments they made as participants in the Shared Equity Loan Program.*

*Commissioner Grinchuk requested that future reports include a listing of how the selected private lenders fared in each one of the evaluation categories, which are identified on page 1 of Attachment 2.*

**102 HCR00-092 – Memorandum of Understanding Between the San Diego Housing Commission and the San Diego Workforce Investment Board (Citywide)**

**Recommendation:** Ratify the Memorandum of Understanding between the San Diego Housing Commission and the San Diego Workforce Investment Board for the purpose of creating a “One-Stop Partnership”.

*Commissioner Tumminia requested the word “age” be included in Item IX on page 2 of the Memorandum of Understanding, and she brought attention to a typographical error elsewhere in the report.*

**103 HCR00-095 – Authorization to Apply for Additional Welfare to Work Program Funds (Citywide)**

**Recommendation:** Authorize the Chief Executive Officer to apply for refunding of Welfare to Work programs, prepare a budget amendment when funds are awarded, and seek Housing Authority approval to execute all documents.

**104 HCR00-074 – Rehabilitation Loan, 5343 Monroe Avenue – Supplemental Report (Council District 7)**

**Recommendation:** Approve the funding of a \$190,000 rehabilitation loan to Wesley Developments, a California nonprofit corporation, for the property located at 5343 Monroe Avenue.

*Commissioner Oxberry asked what remedy the Commission has with respect to this property in the event the borrower defaults on the loan. Ms. Monce stated prior approval from HUD is needed before the Commission declares the borrower in default. Otherwise, the Commission can begin foreclosure on the property only at a time when the first trust deed is paid in full.*

MOTION SECONDED BY TUMMINIA AND CARRIED ON A UNANIMOUS VOTE OF 6-0, WITH ARTHUR BEING ABSENT.

## **ACTION AGENDA**

### **105 HCR00-078 — Naming Rights for Learning Opportunity Centers (Citywide)**

Commissioner Steinke stated corporate sponsorship, especially the use of naming rights, is an opportunity for the Housing Commission and Housing Authority to capture additional revenue. He suggested staff should develop a policy to allow for an evaluation of naming rights proposals. He recommended the policy should include a methodology for assessing the economics associated with naming rights and the appropriateness of the program itself. Finally, he noted that existing City regulations might need to be amended to accommodate any such program.

Commissioners Dick and Steinke agreed all naming rights and corporate sponsorships decisions should be brought to the Board initially, regardless of amount, until such a time a policy is developed and the program is fully implemented.

Commissioner Tumminia expressed concern that sponsors are chosen properly and that discretion is used to ensure the name is complementary to the needs and interests of the residents.

Ms. Morris commended the efforts of Resident Services staff in arranging NextLink's participation, and she noted that the Juniper Learning Opportunity Center will benefit greatly from the contribution of computer equipment and supplies.

MOTION BY OXBERRY TO APPROVE THE RECOMMENDATION IN THIS REPORT AND TO REQUEST STAFF DEVELOP A GENERAL POLICY ON PARTNERSHIP ACTIVITIES, INCLUDING REQUIRING BOARD CONSIDERATION, REVIEW AND APPROVAL OF FUTURE NAMING RIGHTS PROPOSALS.

SECONDED BY TUMMINIA AND CARRIED ON A UNANIMOUS VOTE OF 6-0, WITH ARTHUR BEING ABSENT.

## **ADJOURNMENT**

The Commission recessed and convened in closed session. Commissioner Steinke did not participate in closed session.

**CLOSED SESSION**

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

- a) Nancie Williams, et al. v. Weyerhaeuser Company  
Civil Action No. 995787 (San Francisco Superior Court)

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

- b) Steven J. Small v. Elizabeth Morris, San Diego Housing Commission  
San Diego Superior Court Case No. 724292

NO ACTION WAS TAKEN.

- c) San Diego Housing Commission, a public agency; and Housing Authority of the City of San Diego, a public agency vs. Industrial Indemnity Company of the Northwest, a Washington corporation; Industrial Indemnity, an unknown entity; Crum & Forster Corporation, a New Jersey corporation; Crum & Forster Insurance Risk Management Accounts, an unknown entity; and Does 1 through 10.  
San Diego Superior Court Case No. 680684  
Court of Appeal Case No. D035239

NO ACTION WAS TAKEN.

- d) Mitchell Barosh v. San Diego Housing Commission, et al.  
San Diego Superior Court Case No. GIC 750000

NO ACTION WAS TAKEN.

- e) San Diego Housing Commission and Housing Authority of the City of San Diego v. 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 ARTHUR AND STEINKE BEING ABSENT.

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

a) More than one matter.

THIS ITEM WAS NOT DISCUSSED.

Commissioner Dick adjourned the meeting at 10:20 a.m.

Respectfully submitted,

Approved by,

Bill Luksic  
Docket Coordinator

Elizabeth C. Morris  
Chief Executive Officer

**Signature on File  
With Original Document**