



Good Neighbors

San Diego
Housing Commission

MINUTES

**SAN DIEGO HOUSING COMMISSION
MINUTES OF THE REGULAR MEETING
SEPTEMBER 21, 1998
CITY ADMINISTRATION BUILDING
202 C STREET, 12TH FLOOR
SAN DIEGO, CALIFORNIA**

Attendance: Present: Commissioners Grinchuk, Hills, Steinke, and Tumminia. Commissioner Tumminia chaired the meeting in Mr. Arthur's absence. Also present were: Ms. Elizabeth Morris, Executive Director, and Charles Christensen, General Counsel. Late Arrival: Chairman Arthur. Absent: Commissioners Dick and Oxberry.

10 CALL TO ORDER

Chair Tumminia called the meeting to order at 9:28 a.m.

20 PUBLIC COMMENT

Mr. Mel Shapiro requested an explanation for why the Annual Report did not appear on this meeting's agenda, as scheduled. Ms. Tumminia read aloud staff's memorandum to the Board, dated September 14, rescheduling the presentation of the Annual Report to the meeting of October 5, by request by a member of the Board.

30 COMMISSIONER COMMENTS

None.

40 REPORT BY THE EXECUTIVE DIRECTOR

Ms. Morris reported on the tri-country conference she attended last week in Washington DC where she was invited to meet with leaders from the U.S., Canada and Great Britain to discuss housing in terms of building communities and strengthening neighborhoods. Ms. Morris expressed her appreciation for the opportunity to participate in these discussions which will help form the American policy position.

Ms. Morris also reported on her participation in San Diego Dialogue's recent plenary session on poverty. She spoke of housing and its relationship with and impact on regional poverty, growth and environmental concerns.

Lastly, Ms. Morris congratulated the Commission's Community Relations staff for receiving the highest award from the San Diego Chapter of Public Relations Society of America for the Commission's video, "Why We Are Here," which documents four recipients of housing assistance and how their lives have been touched.

50 APPROVAL OF THE MINUTES

Commissioner Steinke pointed out that his comment on page 9 of the August 31 Minutes regarding public testimony was misrepresented. Mr. Steinke clarified that his request was not that all public testimony be substantiated by documentation, but that when a report or particular documents are referred to in testimony, that the documents be presented concurrently with the testimony.

MOTION MADE BY COMMISSIONER STEINKE TO APPROVE THE MINUTES OF AUGUST 31, 1998 WITH THE ADJUSTMENT MADE AS REQUESTED. MOTION SECONDED BY COMMISSIONER GRINCHUK AND CARRIED ON A UNANIMOUS VOTE OF 4-0, WITH CHAIR ARTHUR AND COMMISSIONERS OXBERRY AND DICK BEING ABSENT.

ADOPTION AGENDA - CONSENT

MOTION MADE BY COMMISSIONER STEINKE TO APPROVE THE FOLLOWING ITEMS ON CONSENT:

100 HCR98-126 - Governor's 15% Special Project Funds Grant (Council Districts 3, 4, 8)

RECOMMENDATION: That the Housing Commission ratify the recent submission of a grant application to the California Employment Development Department for the Governor's 15% Special Project Funds, accept the grant award, and amend the budget to include the funds.

101 HCR98-096 - Approval of Amended Bylaws of the Joint City-County HIV Housing Committee (Countywide)

RECOMMENDATION: That the Housing Commission approve the Bylaws as amended by the HIV Housing Committee and designate the Executive Director as appointing authority for three at-large members on behalf of the Housing Commission.

102 HCR98-113 - Conversion of Dwelling Unit to Non-Dwelling Use (Council District 4)

RECOMMENDATION: That the Housing Commission authorize the Executive Director to request approval from HUD to convert one dwelling unit located at 4451 Market Street #B to non-dwelling use to provide residents with an Individual Career Advancement Network ("I CAN") Center, which will offer planning and training preparation, career training, and employment services, and to request a Performance Funding System Waiver.

104 HCR98-115 - HOPWA Contract to Support a Direct Purchase Housing Program for Homeless, Dually-Diagnosed Persons (Countywide)

RECOMMENDATION: That the Housing Commission authorize the Executive Director to execute a contract, in the amount of \$163,000 with AIDS Case Management (ACM), a Division of AIDS and Community Epidemiology, County Department of Health and Human Services Agency, in a form to be approved by General Counsel, to help fund a one-year pilot program for the direct purchase of private short-term housing for homeless, AIDS/HIV-infected individuals with substance/alcohol addiction. The housing would be tied directly to intensive case management.

105 HCR98-119 - Selection of Additional Lending Partners for the First-time Homebuyer's Shared Equity Program

RECOMMENDATION: It is recommended that the Housing Commission add BankAmerica Mortgage, North American Mortgage Company (NAMCO) and Southern California Mortgage Exchange (SCME) to the list of participating Shared Equity lenders.

106 HCR98-122 - Management and Maintenance of the Maya Apartments located at 10101 Maya Linda Road (District 5)

RECOMMENDATION: It is recommended that the Executive Director be authorized to contract with the Southern California Housing Development Corporation, a nonprofit, for a period of one year with options to extend for up to three one-year periods, to manage and maintain the Housing Commission-owned Maya Apartments located at 10101 May Linda.

107 HCR98-102 - Supplemental - Report of Quadel Consulting Corporation, "Review of the San Diego Housing Commission's Rental Assistance Program"

RECOMMENDATION: That the Housing Commission discuss the policy issues contained in the report; these issues would be brought back to the Commission for formal consideration at a future date. It is further recommended that the Executive Director report back in six months on the progress in implementing the recommended administrative changes.

MOTION SECONDED BY COMMISSIONER HILLS AND CARRIED ON A UNANIMOUS VOTE OF 4-0, WITH CHAIR ARTHUR AND COMMISSIONERS DICK AND OXBERRY BEING ABSENT.

ADOPTION AGENDA - ACTION AGENDA

103 HCR98-075 - Award of Contract for Banking Services (Citywide)

Staff report was presented by Controller Jane Adams, stating staff's recommendation that the Commission award a five-year contract to Bank of America for banking services for its deposit, disbursement and cash management services.

Mr. Tim DeWan spoke in opposition to staff's recommendation and in support of the Bank of Commerce's proposal. Mr. DeWan spoke to his institution's low-bid, credit worthiness, and experience, which includes banking services for the County's welfare program.

At the request of Chair Tumminia, Mr. Dee Williams for the Bank of America, spoke in support of staff's recommendation.

Ms. Morris stated that all the proposals were quite strong and the decision was close for the Selection Committee. Ms. Morris pointed out that the evaluation criteria included in staff's report governed the Committee's deliberations, but that the Commissioners may choose to consider other factors.

Commissioner Grinchuk asked if the terms of the agreement limited the Commission's selection of other banks for other services. Ms. Morris clarified that the agreement as currently structured is for one institution to provide all banking services, which is a more administratively efficient way to cover this business.

Commissioner Steinke expressed his advocacy of employing San Diego-based businesses. Mr. Steinke requested that unless an immediate decision was required, this issue be continued for the benefit of input from the other Commissioners not present at this meeting. Ms. Morris and Ms. Adams concurred that this could be accommodated with an extension of the current Union Bank agreement, and as Ms. Morris had already extended the agreement once, the Board could authorize extension of the current contract for the transition period.

MOTION MADE BY COMMISSIONER STEINKE TO CONTINUE THIS ITEM TO THE NEXT BOARD MEETING. MOTION SECONDED BY COMMISSIONER HILLS AND CARRIED ON UNANIMOUS VOTE OF 4-0, WITH CHAIR ARTHUR, COMMISSIONERS OXBERRY AND DICK BEING ABSENT.

Commissioner Grinchuk asked if the issue of giving preference to local businesses should be institutionalized in the Commission's decision making process. Ms. Morris stated that

this is an issue that has been questioned from time to time and asked legal counsel for further response. Commissioner Steinke clarified that he didn't feel it should necessarily be an exclusive factor, but a factor among a number of factors to be included in the process, and considered. Mr. Steinke expressed his interest in learning what the City of San Diego does in this regard. Mr. Christensen stated that he would like to report back with an opinion before the Commissioners form a policy.

CLOSED SESSION

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

- (a) Melvin Shapiro v. San Diego Housing Commission
San Diego Superior Court Case No.: 714975

NO ACTION WAS TAKEN

- (b) San Diego Housing Commission, a public agency vs. Park Haven Apartments No. 1, a California general partnership; Parkhaven Apartments No. 2, a California general partnership; Park Haven Apartments No. 3, a California general partnership; Park Hae Apartments No. 1 Ltd., a California limited partnership; John B. Walsh, an individual; Elden E. Vanover, an individual; Joe Rosa, an individual; Diedrick & Vanover, a general partnership; Trabajadores de la Raza, Inc., dba Casa Familiar, a California nonprofit public benefit corporation; and Does 1-50, inclusive
San Diego Superior Court Case No.: 712827

COUNCIL WAS GIVEN INSTRUCTION BY A VOTE OF 4-0, WITH CHAIR ARTHUR AND COMMISSIONERS OXBERRY AND DICK BEING ABSENT.

- (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 Municipal Court Case No. 680684
Court of Appeal Case No.: D027060

INFORMATIONAL ITEMS ONLY. NO ACTION TAKEN.

- II. Conference with Legal Counsel - anticipated litigation pursuant to Government Code Section 54956.9(c) and 54954.5(c):
- (a) More than (1) matter.

Chairman Neal Arthur arrived.
Commissioner Steinke left the meeting.

COUNSEL GIVEN INSTRUCTIONS BY A VOTE OF 4-0, WITH COMMISSIONERS OXBERRY, DICK, AND STEINKE BEING ABSENT.

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

<u>Property:</u>	Skyline/Woodman (vacant property owned by SDHC)
<u>Negotiating Parties:</u>	Elizabeth Morris and Pat Getzel for the San Diego Housing Commission; and William Jones for Woodman Estates, LLC, whose co-developers are Patrick Property Services and Citylink Investment Corporation, for prospective purchaser.
<u>Under Negotiation:</u>	Terms and Price

THE ITEM WAS CONTINUED TO THE MEETING OF OCTOBER 5, 1998, FOR FURTHER BY A VOTE OF 4-0, WITH COMMISSIONERS OXBERRY, DICK, AND STEINKE BEING ABSENT.

- IV. Adjournment of Closed Session.
- V. Announcement of action taken in Closed Session.

ADJOURNMENT

Chair Arthur adjourned the meeting at 11:15 p.m.

Respectfully submitted,

Margaret H. Hill
Executive Secretary

**Signature Available with
Original Document**

Approved by,

Elizabeth C. Morris
Executive Director