

MINUTES



**MINUTES OF THE REGULAR MEETING
JUNE 3, 1996
1625 NEWTON AVENUE
SAN DIEGO, CALIFORNIA**

PRESENT: Chair Arthur, Commissioners Akili, Dick, Macias, and Tumminia.
Also present: Ms. Elizabeth C. Morris, Executive Director and Mr. Charles Christensen, General Counsel

ITEMS

10 **CALL TO ORDER**

The meeting was called to order at 9:20 a.m.

20 **PUBLIC COMMENT**

Mr. Jim Varnadore reported on the "International Village Celebration" held last weekend in City Heights. He invited all who missed the event to attend the fifth annual celebration next year.

Mr. Mel Shapiro asked about the status of Ms. Macias' request for a report on Family Self Sufficiency and about quarterly status reports. He also commented on late issuance of Housing Commission reports.

30 **COMMISSIONER COMMENTS**

Commissioner Akili spoke regarding the June 2 "Op-Ed" piece in the *San Diego Union-Tribune* by Hans Jovishoff. Executive Director Morris will prepare a written response, with input from Commissioners.

Commissioners Akili, Arthur and Macias spoke of their attendance at the recent NAHRO Commissioners Workshop in Nevada. Inclusion of Commissioners in a Speakers Bureau was strongly encouraged.

40 **REPORT BY THE EXECUTIVE DIRECTOR**

Ms. Morris reviewed legislative highlights of the recent House Bill, including a possible future requirement that Commissioners representing assisted clients of the Housing Commission be elected by their resident peers. Ms. Morris also announced that the 61st Street property had closed escrow and Item 118 on the agenda had been pulled.

50 APPROVAL OF MINUTES

Mr. Mel Shapiro commented on the format of the minutes of the Commission meetings. He would like to see his comments summarized or his handout material attached to the minutes of each meeting.

MOTION BY MACIAS TO ADOPT MINUTES OF APRIL 29, MAY 13 AND MAY 21; second by Akili. Passed on vote of 5-0.

ADOPTION AGENDA - CONSENT

MOTION BY DICK; second by Macias; approved on 5-0 vote to adopt the following items on consent:

- 100 Application to the U.S. Department of Housing and Urban Development (HUD) for Shelter Plus Care Program Funds (Citywide) (HCR96-131)
- 101 Approval to Submit Comprehensive Grant Program Plan (CGP) Annual Statement for the U.S. Department of Housing and Urban Development (HUD) (Citywide) (HCR96-129)
- 102 Award of Construction Contract for the Installation of Security Screen Doors and Window Barriers at Various Public Housing Sites (Council Districts 2,3,5,7 & 8) (HCR96-128)
- 103 Award of Construction Contract for the Rehabilitation of Thirty-six Public Housing Units located at Three Sites (Council Districts 3 & 4) (HCR96-127)
- 104 Award of Contract for Microbusiness Development and Training Services (Citywide) (HCR96-105)
- 105 Request for Qualifications and Proposals for a Single-Family Residential Development at Skyline Drive and Woodman Street (District 4) (HCR96-130)
- 106 FY96 Budget Revision (Citywide) (HCR96-104)
- 107 Adoption of a Memorandum of Understanding (HCR96-095)
- 108 Revisions to the Personnel Policies and FY97 Compensation for Nonrepresented Employees (Citywide) (HCR96-096)
- 109 Full Funding of the City's Homeless Services Coordinator (Citywide) (HCR96-101)

- 110 Case Management Grant Contract for Julian's Anchorage (HCR96-100)
- 112 Loan of \$138,000 to Episcopal Community Services for the Acquisition and Rehabilitation of 1425 C Street ("Safe Havens" Project) (CD2) (HCR96-133)
- 116 Trustee's Sale - 4706 Guymon Street 9HCR96-093)
- 117 "HOMEWORKS!" Purchase with Rehabilitation Program (Citywide) (HCR96-106)

ADOPTION AGENDA - DISCUSSION/ACTION

111 Loan Modifications (Citywide) (HCR96-032) (Supplemental)

Staff report presented by Paula Burrier-Lund.

Ms. Liz Higgins, representing the San Diego Association of Realtors (SDAR), gave public testimony in opposition, specifically, stating that the recommendations of the SDAR had not been incorporated. Ms. Higgins further requested that an annual report of all loans due be made available to the Board and to the Housing Authority, as well as monthly reports on all loans modified or extended.

MOTION BY DICK TO CONTINUE ITEM TO NEXT MEETING TO ALLOW ADEQUATE TIME FOR REVIEW; second by Akili. Approved unanimously on vote of 5-0.

113 Permanent Tax-Exempt Financing for Maya Apartments (District 5) (HCR96-132)

Staff report presented by Paula Burrier-Lund.

Public testimony opposed was received from Ms.. Liz Higgins, representing San Diego Association of Realtors, and from Mr. Mel Shapiro.

Counsel and Staff responded to Ms. Higgins' inquiry regarding payment of property tax by the Housing Commission, indicating that the Commission is prohibited from paying property tax and that an ad valorem tax on the possessory interest in the market rate units will be remitted by the Housing Commission on this property.

Mr. Shapiro questioned the use of \$200,000 estimated net cash flow, urging that needs of low-income families on the waiting list be met.

Commissioner Akili requested and received staff's detailed explanation of the overall fiscal impact.

MOTION BY AKILI TO APPROVE AND RECOMMEND HOUSING AUTHORITY APPROVAL OF THE AMENDMENTS TO EXISTING LOAN DOCUMENTS AND EXECUTION OF RELATED DOCUMENTS WITH HOME SAVINGS OF AMERICA IN ORDER TO CONVERT THE PROJECT'S \$4,725,000 INTERIM FINANCING TO A PERMANENT BELOW-MARKET FINANCING FOR THE MAYA APARTMENTS AT 10101 MAYA LINDA ROAD; second by Tumminia; approved on vote of 5-0.

114 Consideration of the Housing Trust Fund Fiscal Year 1997 Implementation Strategy and Model Programs (Citywide) (HCR96-084)

Staff report presented by Ron Barefield.

Mr. Mel Shapiro questioned whether the needs of low-income families, especially those on the Waiting List, will be adequately met, as well as the efficacy of transitional housing programs.

Mr. Jim Varnadore gave testimony in favor of staff recommendation.

MOTION BY DICK TO ACCEPT STAFF RECOMMENDATION WITH FOLLOWING MODIFICATIONS:

Decrease Mobilehome Acquisition	(\$200,000)
Decrease Transitional Housing	(\$100,000)
Increase First-Time Homebuyer	\$200,000
Increase Nonprofit Capacity Building	\$100,000

Second by Akili; passed unanimously on vote of 5-0.

115 Sale of 3527-29 Tompkins Street (CD4) (HCR96-097)

Staff report presented by Paula Burrier-Lund.

Mr. Mel Shapiro stated his concern regarding \$60,000 in unpaid interest.

MOTION BY AKILI TO ACCEPT THE OFFER OF \$70,100 TO PURCHASE THE PROPERTY LOCATED AT 3527-29 TOMPKINS STREET, SUBMITTED BY GRACE RZESLAWSKI, AND RECOMMEND HOUSING AUTHORITY APPROVAL; second by Macias; approved on vote of 4-0 with Dick abstaining.

CLOSED SESSION

MOTION BY MACIAS TO CONTINUE CLOSED SESSION ITEMS TO NEXT MEETING; second by Akili. Passed unanimously on vote of 5-0.

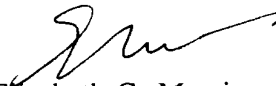
Meeting was adjourned by Chair Arthur at 1:00 p.m.

Respectfully submitted,



Ardeth C. Andrews
Division Secretary

Approved by,



Elizabeth C. Morris
Executive Director

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