



MINUTES

**SAN DIEGO HOUSING COMMISSION
MINUTES OF THE REGULAR MEETING
DECEMBER 1, 2000, 9:00 AM
CITY ADMINISTRATION BUILDING
202 C STREET, 12TH FLOOR
SAN DIEGO, CALIFORNIA**

ATTENDANCE

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

10 CALL TO ORDER

Chair Arthur called the meeting to order at 9:02 a.m.

20 PUBLIC COMMENT

None.

30 COMMISSIONER COMMENTS

None.

40 REPORT BY THE CHIEF EXECUTIVE OFFICER

None.

50 APPROVAL OF THE MINUTES

There were no minutes to approve.

ADOPTION AGENDA – CONSENT

MOTION BY OXBERRY TO APPROVE THE FOLLOWING ITEMS ON CONSENT:

101 HCR00-50 — Housing Trust Fund Housing Grant (Council District 2) – Supplemental

Recommendation: Approve a supplemental grant of \$25,000 to San Diego Youth & Community Services for operation of Take Wing, a transitional housing program for homeless youth, increasing the Housing Commission FY01 commitment to \$47,000.

105 HCR00-110 — Funding for Short-Term Transitional Housing Facility for Families (Council District 3)

Recommendation #1: Grant \$415,000, requested by the City, for acquisition and rehabilitation of the Days Inn Motel to house 47 homeless families in an intensely service-enhanced environment.

Recommendation #2: Recommend Housing Authority approval to amend the Commission's FY01 Budget, adding \$137,786 of Housing Trust Fund Redevelopment carryover funds.

106 HCR00-118 — Funding to Lease Single Room Occupancy Units for Mentally Ill Homeless (Council District 8)

Recommendation: Contribute up to \$85,000 to support the City's commitment to place 200 severely mentally ill or dually diagnosed individuals in permanent, highly service-enhanced housing at the Hotel Metro.

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

ACTION AGENDA

100 HCR00-113 — Request for Variance from the City's Housing Impact Fee by Golden Triangle Self Storage (Council District 1)

Commissioner Dick had overall concerns about categorically granting variance requests to organizations claiming low-density employment uses, and he suggested the Commission reexamine the standards it uses in determining whether requests of this type are approved. He also questioned the waiver of processing fees granted to for-profit enterprises.

Commissioner Oxberry reminded the Board a precedent already exists by virtue of past approval of numerous variance requests, and he questioned denying this particular application. Chief Executive Officer Morris noted the Ordinance

establishing the Housing Trust Fund states the Board can consider a variance in circumstances when construction of facilities results in a low employee base.

MOTION BY OXBERRY TO GRANT A VARIANCE TO GOLDEN TRIANGLE SELF STORAGE, LOCATED AT 10345 SORRENTO VALLEY ROAD, FOR A CONDITIONAL EXEMPTION FROM PAYMENT OF THE CITY'S HOUSING IMPACT FEE IN THE AMOUNT OF \$25,012.20.

SECONDED BY TUMMINIA AND CARRIED ON A VOTE OF 6-0 WITH STEINKE ABSENT.

With respect to staff recommendation number two, Commissioner Dick said the decision to grant a variance is a policy matter and should remain with the Board.

MOTION BY OXBERRY TO DELEGATE TO THE CHIEF EXECUTIVE OFFICER THE AUTHORITY TO GRANT A VARIANCE FROM THE HOUSING IMPACT FEE IN CASES WHERE DEVELOPMENT WOULD RESULT IN THE ADDITION OF TWO OR FEWER EMPLOYEES.

SECONDED BY TUMMINIA AND OPPOSED ON A VOTE OF 4-2 WITH STEINKE ABSENT.

102 HCR00-119 — Housing Commission Meeting Schedule

The Commissioners expressed their preference to continue meeting approximately every third Friday and agreed the first Housing Commission meeting of 2001 will be held January 19th. At that time, a proposed calendar of future meetings will be reviewed and voted upon.

MOTION BY OXBERRY TO APPROVE JANUARY 19, 2001 AS THE DATE OF THE NEXT HOUSING COMMISSION MEETING.

SECONDED BY ARTHUR AND CARRIED ON A VOTE OF 6-0 WITH STEINKE ABSENT.

103 HCR00-117 — Selection of Bond Counsels and Financial Advisors for Participation in the Multifamily Mortgage Revenue Bond Program (Citywide)

Commissioner Dick asked whether San Diego law firms responded to solicitations to participate in the Commission's Multifamily Mortgage Revenue bond Program. Jahi Akobundo, Senior Program Analyst, replied that no responses were received from approximately 15 local bond counsels contacted.

MOTION BY DICK TO APPROVE THE SELECTION OF BOND COUNSELS AND FINANCIAL ADVISORS TO PARTICIPATE IN THE MULTIFAMILY MORTGAGE

REVENUE BOND PROGRAM FOR TRANSACTIONS INITIATED BETWEEN JANUARY 1, 2001 AND DECEMBER 21, 2002, WITH AN OPTION TO RENEW FOR TWO ADDITIONAL ONE-YEAR PERIODS.

SECONDED BY OXBERRY AND CARRIED ON A VOTE OF 6-0 WITH STEINKE ABSENT.

104 HCR00-116 — Management and Maintenance of the Maya Apartments (Council District 5)

Chair Arthur asked why Southern California Housing Development Corporation (SCHDC) is terminating an agreement to manage and maintain the Commission-owned Maya Apartments. He expressed concern also that only one response was received to a Request for Proposal.

Steve Snyder stated SCHDC wanted to focus on their growing San Diego portfolio, and they no longer wished to continue managing the 132-unit Maya Apartments. Mr. Snyder and Robert Tapia, Senior Program Analyst, described outreach efforts conducted by staff to solicit proposals from property management firms, and they discussed the positive merits and experience of the recommended firm.

MOTION BY TUMMINIA TO APPROVE THE AWARD OF A CONTRACT TO CUATRO PROPERTIES, INC. TO MANAGE AND MAINTAIN THE COMMISSION-OWNED MAYA APARTMENTS LOCATED AT 10101 MAYA LINDA ROAD, AND AUTHORIZE THE CHIEF EXECUTIVE OFFICER TO EXECUTE THE CONTRACT.

SECONDED BY OXBERRY AND CARRIED ON A VOTE OF 6-0 WITH STEINKE ABSENT.

107 HCR00-120 — Request to Increase Budgeted Positions – FY2001/2002 (Citywide)

Pat Zamora, Section 8 Program Manager, presented a brief staff report.

Commissioners Dick and Oxberry requested clarification on the need to hire three permanent, benefited employees and three temporary workers, and they questioned whether resources could be found elsewhere in the Commission to absorb the increased costs.

Pat Duplechan, Director of Housing Programs, stated additional positions are needed primarily due to the allocation of more than 1,000 new vouchers from HUD and to help reduce the existing number of cases per employee. The proposed staff

will also assist during the installation and implementation of a new software system in the Rental Assistance Department.

Chief Executive Officer Morris noted Section 8 staff is currently operating at or above capacity, and the additional vouchers include an administrative fee paid to the Commission that will offset the proposed budget increase.

MOTION BY DICK TO APPROVE A REQUEST TO INCREASE THE NUMBER OF BUDGETED POSITIONS IN THE RENTAL ASSISTANCE DEPARTMENT DUE TO THE ADDITIONAL ALLOCATION OF VOUCHERS FROM THE US DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.

SECONDED BY GRINCHUK AND CARRIED ON A VOTE OF 6-0 WITH STEINKE ABSENT.

ADJOURNMENT

The Commission recessed and did not convene in closed session.

Chair Arthur adjourned the meeting at 10:45 a.m.

Respectfully submitted,

Bill Luksic
Docket Coordinator

**Signature on File
With Original Document**

Approved by,

Elizabeth C. Morris
Chief Executive Officer