



Good Neighbors

San Diego
Housing Commission

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HOUSING COMMISSION AGENDA

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Questions Regarding Agenda Items: For specific questions regarding any item on the Housing Commission agenda, please contact **Bridgit Alexander at 619-578-7552**. Internet access to agendas and reports is available at <http://sdhc.net/CommissionAgenMinRpts.shtml>

**SAN DIEGO HOUSING COMMISSION
AGENDA FOR THE REGULAR MEETING
JUNE 4, 2004, 9:00 A.M.
COUNCIL COMMITTEE ROOM
12TH FLOOR, 202 C STREET
SAN DIEGO, CALIFORNIA**

ITEMS

10 CALL TO ORDER

Commissioners Jennifer Adams-Brooks, Tyler Cramer, Robert Grinchuk, Leeandrus Knight, Sal Salas, Alice Tumminia and Tony Yip

20 PUBLIC COMMENT

At this time individuals may address the Commission on any subject in its area of responsibility on any matter not presently pending before the Commission. Communications are limited to three minutes. Pursuant to the Brown Act, the Commission can take no action. Please fill out a **SPEAKER REQUEST FORM** and submit it to the secretary prior to the meeting.

30 COMMISSIONER COMMENTS

40 REPORT BY THE CHIEF EXECUTIVE OFFICER



ADOPTION AGENDA – CONSENT

Members of the public may cause an item to be pulled from the Consent Agenda by submitting a Speaker Request Form prior to the meeting. The item will then be discussed separately and public testimony taken.

100 HCR04-41 California State Association of Counties (CSAC) Excess Insurance Authority

Recommendation: Ratify a sole source contract in the amount of \$118,132 with Driver/Alliant Insurance Services for the purpose of procuring CSAC Excess Insurance Authority with an effective date of March 31, 2004 through March 31, 2005 with annual payments due July 31, 2004.

101 HCR04-42 Housing Authority Insurance Group Procurement for Insurance

Recommendation: Ratify a sole source contract in the amount of \$133,594 with the Housing Authority Insurance Group for the purpose of procuring Commercial Liability, Employment Practices, Public Official's Errors and Omissions, Terrorism and Mold or Other Fungus insurance effective from July 1, 2004 through June 30, 2005

102 HCR04-43 Revised Utility Allowance Schedule for Public Housing Units (Citywide)

Recommendation: That the Housing Commission approve the revised Utility Allowance Schedule for Public Housing residents.

103 HCR04-44 Housing Trust Fund Transitional Housing Grants (Council Districts 2, 3, 4, 7, and 8)

Recommendation: That the Housing Commission approve funding in the form of one-year grants and authorize the Chief Executive Officer to execute contracts, in a form acceptable to General Counsel, to continue assistance for the following programs:

- a. **Catholic Charities** in the amount of \$12,206 as partial funding for occupancy and administrative expense for the House of Rachel, a transitional program, which will provide five beds in the Mission Hills area.
- b. **Episcopal Community Services** in the amount of \$29,925 as partial funding for occupancy and administrative expenses for the Downtown Safe Haven program, a 28-bed program for the Homeless Mentally Ill.
- c. **Episcopal Community Services** in the amount of \$59,000 as partial funding for occupancy and administrative expenses for the Julian's Sanctuary program, a 33-bed program for women and children fleeing

domestic violence.

- d. **The Salvation Army** in the amount of \$106,920 as partial funding for occupancy and administrative expenses for the STEPS Program, a 40-bed program for men in the downtown area;
- e. **San Diego Safe Harbor, Inc.** in the amount of \$25,000 as partial funding for occupancy and administrative expenses for Safe House, a 6-bed program for men in the Golden Hill area;
- f. **San Diego Second Chance** in the amount of \$50,600 as partial funding for occupancy and administrative expenses for Second Chance Transitional Housing, a 14-bed program for adults in the City Heights, Jamacha, College, and Chollas View areas;
- g. **St. Vincent de Paul Village, Inc.** in the amount of \$145,920 as partial funding for occupancy and administrative expenses for the Family Living Center, a 110-bed program for families in the downtown area;
- h. **St. Vincent de Paul Village, Inc.** in the amount of \$130,340 as partial funding for occupancy and administrative expenses for the Fresh Start Program, a 150-bed program for men in the downtown area;
- i. **St. Vincent de Paul Village, Inc.** in the amount of \$83,125 as partial funding for occupancy and administrative expenses for the STEP Program, a 35-bed program for women in the downtown area;
- j. **Vietnam Veterans** in the amount of \$57,000 as partial funding for occupancy and administrative expenses for Welcome Home, a 24-bed program for veteran families in the Valencia Park area;
- k. **YMCA Youth and Family Services** in the amount of \$29,925 as partial funding for occupancy and administrative expenses for Turning Point, to provide 8 beds for youth in the City Heights area;
- l. **YWCA of San Diego County** in the amount of \$40,850 as partial funding for occupancy and administrative expenses for Becky's House, to provide 27 beds for women and children fleeing domestic violence; and
- m. **YWCA of San Diego County** in the amount of \$79,540 as partial funding for occupancy and administrative expenses for Passages, a 49-bed program for women in the downtown area.

Recommendation: That the Housing Commission approve an \$80,000 grant to Mental Health Systems (or the successive SIP Provider) to provide one year of transitional housing operating support, and authorize the Chief Executive Officer to enter into a Memorandum of Agreement with the County of San Diego for administration of this grant, in a form acceptable to General Counsel.

105 HCR04-46 Revision of Loan Terms for Renaissance at North Park Affordable Housing Development for Seniors (Council District 3)

Recommendation: Recommend that the Housing Authority approve the pro-rata sharing of residual receipts of the previously approved San Diego Housing Commission residual receipts loan as outlined in this report and authorize the Chief Executive Officer of the Housing Commission, or designee, to execute all documents necessary to facilitate this agreement for the proposed 96-unit Renaissance at North Park seniors housing development at 30th Street and El Cajon Boulevard in North Park.

106 HCR04-47 Increase in Loan and Bond Financing for the Beyer Courtyard Apartments. (Council District 8)

Recommendation No. 1: That the Housing Commission recommend approval of a \$1,200,000 addition to the loan, increasing the amount from \$3,000,000 to \$4,200,000, to pay for bond program fees and additional costs of construction. The terms of the Housing Commission loan would remain the same.

Recommendation No. 2: That the Housing Commission recommend that the Housing Authority and City Council take the initial steps to issue tax-exempt and taxable multifamily housing revenue bonds, and increase its previous commitment by \$1,400,000, to finance the construction of the Beyer Courtyard Apartments by:

- (a) Housing Authority approval of an Official Intent Resolution to issue up to \$7,400,000 in multifamily housing revenue bonds;
- (b) Housing Authority approval of an application to the second round of the State's 2004 allocation and, if necessary, subsequent rounds for bond issuing authority; and,
- (c) City Council conduct a public hearing (*known as a TEFRA hearing - Tax Equity and Fiscal Responsibility Act*) and adopt a resolution approving the issuance of bonds by the Housing Authority.

107 HCR04-48 FY05 revisions to Memorandum of Understanding with S.E.I.U. Local 535 and revisions to Personnel Policies

Recommendation: Recommend Housing Authority adoption of the following:

1. Memorandum of Understanding (MOU) between the Housing Commission and Service Employees International Union, Local 535 (Union) for FY05,

FY06, and FY07, including salary and benefits discussed in Attachment 1, Executive Summary of Major Proposed Changes to Memorandum of Understanding.

2. Revisions to Personnel Policies (PO102.000) including salary and benefits for non-represented employees consistent with union-represented employees except as noted and discussed in Attachment 2, Executive Summary of Major Proposed Changes to Personnel Policies and specific policies, pay, and benefits for the Executive and Management Service.

CLOSED SESSION

It is anticipated that the San Diego Housing Commission will convene in closed session on Friday, June 4, 2004, at 9:00 a.m. with the following agenda:

- I. Announcement by Counsel of the Matters to be discussed in Closed Session and the basis upon which each will be discussed, as referenced within the Brown Act:
- II. Public Testimony and Comment, if any, concerning any matter on the Closed Session Agenda, IV a.
- III. Commissioner public comments, if any.
- IV. Commission will convene in closed session to consider the following agenda:
 - a. Conference with Labor Negotiators-Pursuant to Government Code Section 54957.6:

Agency Representatives: Carrol Vaughan for the San Diego
Housing Commission Employee Organization: Social Services
Union, Local 535, AFL-CIO

Counsel's Description of General Nature of Closed Session:

The Commission will hear a report on the status of the labor negotiations and will be asked to give directions to the Labor Negotiators concerning the negotiations of the labor contract.

- V. Announcement of Actions Taken in Closed Session.
- VI. Adjournment