

HOUSING AUTHORITY MINUTES

TUESDAY, JUNE 15, 2004, REGULAR MEETING
202 C STREET, 12TH FLOOR
CITY OF SAN DIEGO, CALIFORNIA

ATTENDANCE

Chair Murphy and Council members Atkins, Maienschein, Frye, Inzunza, Madaffer and Zucchet. Members Peters and Lewis were absent.

CALL TO ORDER

Chair Murphy called the meeting to order at 7:20 p.m.

PUBLIC COMMENT

None.

ITEM 1 APPROVAL OF THE MINUTES

Approval of the minutes of the regular meeting of May 25, 2004.

MOTION TO APPROVE THIS ITEM WAS CARRIED ON A UNANIMOUS VOTE OF 7-0 WITH DISTRICTS 1 AND 4 ABSENT.

ITEM 2 Mental Health Systems Serial Inebriate Program Transitional Housing Grant (Council District 3)

Recommendation: That the Housing Authority 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.

MOTION TO APPROVE THIS ITEM WAS CARRIED ON A UNANIMOUS VOTE OF 7-0 WITH DISTRICTS 1 AND 4 ABSENT.

ITEM 3 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.

MOTION TO APPROVE THIS ITEM WAS CARRIED ON A UNANIMOUS VOTE OF 7-0 WITH DISTRICTS 1 AND 4 ABSENT.

ITEM 4 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.

MOTION TO APPROVE THIS ITEM WAS CARRIED ON A VOTE OF 6-1 WITH DISTRICT 7 VOTING NO, AND DISTRICTS 1 AND 4 ABSENT.

ITEM 5 Proposed Fiscal Year 2005 Budget

Recommendation No. 1: Review and recommend Housing Authority adoption of the \$197.2 million proposed FY05 Activity Based Budget.

Recommendation No. 2: Recommend that the Housing Authority continue to delegate limited authority to the Housing Commission to amend the FY05

Budget as described on Page 3 of this report, consistent with the policies, programs and activities approved by the Housing Authority, as it has in past years.

Recommendation No. 3: That the Housing Authority approve the use of Section 8 Operating Reserves to support various City of San Diego-related projects.

MOTION TO APPROVE THIS ITEM WAS CARRIED ON A VOTE OF 6-1 WITH DISTRICT 7 VOTING NO, AND DISTRICTS 1 AND 4 ABSENT.

ITEM 6 Homeownership Assistance for Renters Affected by Condominium Conversion (Citywide) (Companion Report to Item 333 on today's City Council docket).

Recommendation No. 1: Approve a plan to provide financial assistance and home buying education to low- and moderate-income tenants affected by condominium conversion. Approximately \$1.89 million in funding (\$1 million in HOME funds and \$890,000 in inclusionary housing revenues) is proposed for the financial assistance component of this program, and \$20,000 is allocated for homeownership education.

Recommendation No. 2: Authorize a FY2005 Housing Commission budget revision transferring \$890,000 in inclusionary housing funds from Rental Housing Production to Homeownership to provide loans to tenants of condominium-converted projects.

MOTION TO APPROVE THIS ITEM WAS CARRIED ON A UNANIMOUS VOTE OF 7-0 WITH DISTRICTS 1 AND 4 ABSENT.

ADJOURNMENT

Chair Murphy adjourned the meeting at 7:27 P.M.