



AGENDA

AGENDA 405

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**SAN DIEGO HOUSING COMMISSION
AGENDA FOR THE SPECIAL MEETING
CITY ADMINISTRATION BUILDING
JUNE 1, 1998
9:00 A.M.
202 C STREET, 12TH FLOOR
SAN DIEGO, CALIFORNIA**

ITEMS

10 CALL TO ORDER

(Arthur, Dick, Grinchuk, Hills, Oxberry, Steinke, and Tumminia)

15 INSTALLATION OF NEW COMMISSIONER

The Housing Commission is please to welcome Thomas F. Steinke as the newest member of the Board of Commissioners.



20 PUBLIC COMMENT

At this time individual(s) 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, no action can be taken by the Commission. Please fill out a SPEAKER REQUEST FORM and submit it to the secretary prior to the meeting.

30 COMMISSIONER COMMENTS

40 REPORT BY THE EXECUTIVE DIRECTOR

50 APPROVAL OF THE MINUTES

The Minutes of the Special Housing Commission Meeting of May 4, 1998. Minutes of the May 18, 1998 Housing Commission meeting.

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 HCR98-064 - Revised Utility Allowances for Public Housing Units (Citywide)

Recommendation: It is recommended that the Housing Commission accept and approve the revised Utility Allowance Schedule for Public Housing (attachment 1 of the staff report)

Fiscal Impact: The resident rent is based on 30% of income minus utility allowance. When the utility allowance decreases the amount of rent collected increases. There is no change to the Housing Commission and Performance Funding System (PFS) is not affected.

Previous Related Action(s): On June 7, 1993, June 5, 1995 and May 5, 1997, the Board approved revised utility allowance for Public Housing residents.

101 HCR98-065 - Award of Construction Contract for Roofing and Painting at Various Public Housing Sites (Council Districts 2,3,4,6, and 8)

Recommendation: It is recommended that the Housing Commission recommend that the Housing Authority award a construction contract to the lower responsive bidder, Nelson Roofing Incorporated, in the amount of \$256,200 for demolition, provision and installation of new roof systems and exterior painting at various public housing sites (Attachment 2 of the staff report), with a ten percent contingency (\$25,620) to

address potential change orders for items not anticipated and identified in the original scope of work.

Fiscal Impact: Funding for this contract is contained in the Comprehensive Grant Program CA16-P063-706 Budget. No local funds are required.

Previous Related Action(s): On May 13, 1997, the Housing Authority approved the FY98 Budget which includes funding for this project.

102 HCR98-066 - Renewal of Employee Group Benefit Plans (Citywide)

Recommendation: Authorize the Executive Director to execute agreement to: (1) renew Kaiser and Health Net group medical plans; (2) renew Safeguard group dental HMO plan; and (3) renew SafeHealth group dental and PPO/indemnity plan.

Fiscal Impact: The current estimated annual contribution by the Commission to the Employee Group Flex Benefits Plan is \$946,000 per year for 250.25 employees. Costs are included in the budgeted employee benefits proposed for FY99.

Previous Related Action(s): None.

103 HCR98-068 - Contract with Casa Familiar/Amanacer for Administrative Services for the "Computers in Our Future" (CIOF) Center (Council District 8)

Recommendation: It is recommended that the Housing Commission authorize the Executive Director to execute an agreement (attachment to staff report) with Casa Familiar/Amanacer in the amount of \$63,487 to provide administrative services for the CIOF program, which is funded by the California Wellness Foundation for the Period of July 1, 1998 through June 30, 1999, with an option to renew for two additional one-year periods.

Fiscal Impact: Funding for this agreement is included in the project budget for the California Wellness Foundation CIOF grant of \$525,000 for a four-year period. The Housing Commission will receive \$22,922 for administrative costs for this grant.

Previously Related Action(s): On November 18, 1996, the Housing Commission authorized the Executive Director submit a grant application to the California Wellness Foundation for the CIOF program. On September 22, 1997, the Housing Commission authorized the Executive Director to accept the \$525,000 award from the Foundation and amend the budget to include the funds. On December 9, 1997, the Housing Authority reviewed the Commission's action and concurred. On February 9, 1998, the Housing Commission authorized the Executive Director to execute the first contract with Casa Familiar, grant partner, to administer portions of the Center; the Housing Authority reviewed and approved the Commission's actions on February 17, 1998.

104 HCR98-069 - Authorization to Submit Application for Funding under HUD's Public Housing and Indian Housing Drug Elimination Program (Council Districts 1, 4, and 8)

Recommendation 1: It is recommended that they Housing Commission recommend Housing Authority authorization to submit a grant application to HUD under the Public Housing and Indian Housing Drug Elimination Program.

Recommendation 2: If the application is successful, authorize the Executive Director to execute the documents necessary to implement the program, including amending the agency budget to include any funds received.

Fiscal Impact: A successful application would result in approximately \$347,620 in HUD funding from the Public Housing and Indian Housing Drug Elimination Program, which is not included in the Housing Commission's FY99 budget. Total estimated administrative fees of \$52,143 would be available to the Housing Commission.

105 HCR98-070 - Authorization to Submit Application for Funding under HUD's Federally Assisted Low-Income Housing Drug Elimination Program (Council District 5)

Recommendation 1: It is recommended that the Housing Commission recommend Housing Authority authorization to submit a grant application to HUD under the Federally Assisted Low-Income Housing Drug Elimination Program.

Recommendation 2: If the application is successful, authorize the Executive Director to execute the documents necessary to implement the program, including amending the agency budget to include any funds received.

Fiscal Impact: A successful application would result in an additional \$125,000 in HUD funding from the Federally Assisted Low-Income Housing Drug Elimination Program, which is not included in the Housing Commission's proposed FY99 budget. Total estimated administrative fees of \$18,750 would be available to the Commission.

Previous Related Action(s): On February 22, 1994 and May 13, 1996, the Housing Commission approved submission of successful applications for funding under the Federally Assisted Low-Income Housing Drug Elimination Program for a total of \$300,000 to date. Applications submitted in 1995 and 1997 were not funded. This will be the fifth application that the Housing Commission has submitted to this program since 1994.

106 HCR98-074 - Contract with the San Diego Hotel & Restaurant Employees Union for Apprenticeship Training (Citywide)

Recommendation 1: Authorize the Executive Director to accept the \$100,000 received from the San Diego Hotel and Restaurant Employees' Training Trust Fund as proposed in the Commission's Economic Development and Supportive Services (EDSS) application to HUD.

Recommendation 2: Authorize the Executive Director to amend the FY98 budget as detailed in the staff report.

Recommendation 3: Authorized the Executive Director to approve the contract with the Hotel Employees & Restaurant Employees Union to provide an Apprenticeship Training Program in the Hotel and Restaurant Industry for EDSS program participants.

Fiscal Impact: No local funds are required. Approval of this action would increase the FY98 OUSA 319 - Operation of Self-Sufficiency Programs budget by \$100,000 under the Resident Services Contract Cost line item as detailed in Attachment 2 of the staff report.

Previous Relation Action(s): On July 14, 1997 the Housing Commission authorized the Executive Director to submit an application for funding under HUD's Economic Development and Supportive Services program.

107 HCR98-072 Contract with Occupational Training Services, Inc., for Computer Literacy/ Educational Services (Council Districts 4, 5, and 8)

Recommendation: That the Housing Commission approve the award of an 11-month contract to Occupational Training Services, Inc., and authorized the Executive Director to execute the attached contract (Attachment 1) which provides for a one-year renewal at the sole option of the Commission.

Fiscal Impact: The funding source for this contract is various Public Housing and Federally Assisted Drug Elimination Grants. No local funds are required.

Previous Related Action(s): On July 14, 1997, the Housing Commission authorized submission of the Public Housing Drug Elimination Grant application seeking \$361,920 from HUD for public crime and drug elimination programs, including computer literacy services. On May 13, 1996, the Housing Commission authorized submission of the Federally Assisted Low-Income Housing Drug Elimination Grant. On June 2, 1997, the Housing Commission recommended approval of a one year contract with OTS for cumulative amount of \$108,000.

**108 HCR98-058 - Housing Trust Fund Request for Transitional Housing Proposals:
Award Recommendations (Citywide)**

Recommendation: It is recommended that the Housing Commission:

- (1) Approve grants of support to programs that received funding in FY98 and/or prior years:
 - a. **San Diego Safe Harbor, Inc.** in the amount of \$20,250 for occupancy and administrative expenses as partial funding for one year's continued operation of Safe House, a 6-bed sober living facility for men in La Jolla;
 - b. **San Diego Second Chance, Inc.** in the amount of \$49,500 for occupancy and administrative expenses as partial funding for one year's continued operation of the Second Chance transitional program, a 12-bed program for single adults in Golden Hill and downtown;
 - c. **San Diego Youth & Community Service** in the amount of \$65,000 for occupancy and administrative expenses as partial funding for one year's continued operation of Take Wing, a 49-bed program for youth in the Loma Portal area;
 - d. **St. Vincent de Paul Village, Inc.** in the amount of \$90,994 for occupancy and administrative expenses as partial funding for one year's continued operation of the STEP Program, a 38-bed program for women in the downtown area;
 - e. **St. Vincent de Paul Village, Inc.** In the amount of \$125,116 for occupancy and administrative expenses as partial funding for one year's continued operation of the Toussaint Center, a 30-bed program for youth in the downtown area;
 - f. **St. Vincent de Paul Village, Inc.** In the amount of \$176,301 for occupancy and administrative expenses as partial funding for one year's continued operation of the Fresh Start Program, a 150-bed program for men in the downtown area;
 - g. **St. Vincent de Paul Village, Inc.** In the amount of \$176,301 for occupancy and administrative expenses as partial funding for one year's continued operation of the Family Living Center, a 110-bed program for families in the downtown area;
 - h. **The Salvation Army** in the amount of \$130,000 for occupancy and administrative expenses as partial funding for one year's continued operation of the STEPS Program, a 50-bed program for men in the downtown area; and

I. **YWCA of San Diego County** in the amount of \$100,000 for occupancy and administrative expenses as partial funding for one year's continued operation of Passages, a 49-bed program for women in the downtown area.

(2) Approved the following grants to be paid out if HUD does not renew funding as anticipated:

a. **Ecumenical Council of San Diego** in the amount of \$80,975 for occupancy and administrative expenses as partial funding for one year's continued operation of El Nido, a 45-bed program for women with children in Mid-City;

b. **Sanctuary, Domestic Violence Resources** in the amount of \$85,563 for occupancy and administrative expenses to be paid over three years for partial funding of operations of Sanctuary, a 33-bed program for families in Ocean Beach.

Fiscal Impact: Approval of these recommendations will result in the expenditure of \$800,000 in FY98 Housing Trust Fund transitional housing program funds and \$300,000 in FY98 Housing Trust Fund Targets of Opportunity funds.

Previous Related Action(s): None

109 **HCR98-059 - Reward Strategy Group, Inc. Classification and Compensation Study Report (CONTINUED FROM May 18, 1998 HOUSING COMMISSION MEETING)**

Recommendation: It is recommended that the Housing Commission 1) Accept the Classification and Compensation Study report, take public testimony, adjourn into Closed Session, if needed, and 2) Direct the Executive Director to consider the report and consult with employee bargaining groups, develop specific recommendations, and a proposed implementation plan for approval by the housing Commission within 90 days and subsequent consideration by the Housing Authority. NOTE: Commissioners are not asked to approve any compensation changes at this time.

Fiscal Impact: None with this action. Implementation would have a fiscal impact which would be determined when plan is developed.

Previous Related Action(s): On April 21, 1997, the Housing Commission authorized the performance of a Classification and Compensation Study. On September 8, 1997, the Executive Director was authorized to execute a contract with Reward Strategy Group, Inc. In the amount of \$53,000 to conduct the study.

110 HCR98-067 - Family Self-Sufficiency Program Update (Citywide)

Recommendation: It is recommended that the Housing Commission accept this report on the status of the Family Self-Sufficiency Program.

Fiscal Impact: None with this action.

Previous Related Action(s): On October 13, 1997 an informational report on the Resident Services Section and the Family Self-Sufficiency Program was presented to the Housing Commission.

CLOSED SESSION

It is anticipated that the San Diego Housing Commission will recess on Monday, June 1, 1998 into Closed Session with the following agenda:

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

(a) More than (1) matter.

II. Conference with Labor Negotiator - pursuant to California Government Code Section 54957.6:

Agency Negotiator
Novello for the San Diego

Elizabeth Morris and/or Ron
Housing Commission

Employee Organization:

Social Services Union, Local
535, SEIU, AFL-CIO

II. Adjournment of Closed Session.

III. Announcement of action taken in Closed Session.

ADJOURNMENT

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