



Good Neighbors

San Diego
Housing Commission

AGENDA

AGENDA 509

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HOUSING AUTHORITY
OF THE CITY OF SAN DIEGO
REGULAR MEETING
TUESDAY, SEPTEMBER 29, 1998
COUNCIL CHAMBERS - 12TH FLOOR
202 C STREET
SAN DIEGO, CALIFORNIA
10:00 A.M.

CALL TO ORDER

PUBLIC COMMENT

At this time individual(s) may address the Housing Authority on any subject in its area of responsibility on any matter not presently pending before the Authority. Communications are limited to three (3) minutes. Pursuant to the Brown Act, no discussion or action shall be taken by the Authority. Please fill out a **SPEAKER REQUEST FORM** and submit it to the secretary prior to the 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**. This item will then be discussed separately and public testimony taken.

1 APPROVAL OF THE MINUTES

Approval of the Minutes of the Meeting of September 8, 1998.

2 HCR98-126 - Governor's 15% Special Project Funds Grant (Council Districts 3, 4, 8)

Recommendation: That the Housing Authority ratify the grant application to the California Employment Development Department for the Governor's 15% Special Project Funds, accept the grant award in the amount of \$1,439,057, and amend the Housing Commission's budget to include these funds.

Fiscal Impact: As the lead applicant and fiscal agent, the Housing Commission will retain \$238,230 of the total award for administration of the grant. It is not envisioned that the Housing Commission will incur any additional expense as a result of administering the grant.

3 HCR98-108 - Award of Construction Contract for Roofing and Various Other Improvements at 7777 Belden Street (District 5)

Recommendation: That the Housing Authority approve the award of contract in the amount of \$336,482 with a ten percent contingency (\$33,648) to address potential change orders for items not anticipated and identified in the original scope of work, to Stricker Roofing, Inc. dba Stricker Organization, and authorize the Executive Director to execute the contract and expend the contingency.

Fiscal Impact: Funding for this contract is contained in the Comprehensive Grant CA 16-PO63-705 budget. No local funds are required.

4 Using Remaining HUD Public Housing Development Funds for Modernization Activities at Various Public Housing Sites (Citywide)

Recommendation: That the Housing Authority adopt a resolution in support of using remaining Public Housing Development funds to make improvements to scattered public housing sites and amend the Housing Commission's FY99 Budget to incorporate these funds.

Fiscal Impact: Approval by HUD would make available a total of \$1,071,355.03 for Housing Services, Construction Services Activity, Extraordinary Maintenance.

Affordable Housing Impact: Approval of this action would allow the Commission to make improvements to 209 existing public housing units on 28 scattered sites. All units are occupied by extremely low income families.

Previous Related Action(s): The projects which generated these funds were previously approved by the Housing Commission and Housing Authority for acquisition under the HUD Public Housing Acquisition program between the years of 1992 and 1994.

5 HCR98-109 - Pension Plan

Recommendation: That the Housing Authority adopt the amended San Diego Housing Commission Pension Plan Document to: 1) delete definitions of "Highly Compensated Employee" and "Non-Highly Compensated Employee" to comply with the Tax Payer Relief Act of 1997, 2) delete provisions for after-tax voluntary contribution testing and non-compliance limits for "Highly Compensated Employees" no longer applicable, 3) incorporate the provisions of the Uniformed Services Employment and Reemployment Rights Act of 1994, 4) modify the definition of "Earnings", 5) modify the definition of "Compensation", 6) add language to eliminate combined plan contributions and benefit limits, and 7) modify Plan to permit payment of small benefits, up to \$5,000 due a terminated participant.

Fiscal Impact: Employer contributions of approximately \$8,500 resulting from modification of earnings definition are contained within the FY99 budget.

Previous Related Action(s): In 1979, an IRS approved defined contribution pension plan was established to provide tax qualified retirement benefits to covered employees. The plan was last amended in June of 1997.

6 HCR98-Implementation of Classification and Compensation Plan, Memorandum of Understanding, and Personnel Policies

Recommendation: That the Housing Authority 1) approve the proposed implementation of the classification and compensation plan prepared by Commission staff in consultation with employees and their bargaining representatives; 2) approve a revision to the union-negotiated Memorandum of Understanding (MOU) with Service Employees International Union, Local 535, and salary and benefit changes impacting represented employees effective October 1, 1998, and classification and compensation study implementation

revisions effective January 1, 1999; and 3) approve salary and benefit changes for nonrepresented employees consistent with the proposed Memorandum of Understanding for represented employees and revise Personnel Policies consistent with the proposed classification and compensation implementation report.

Fiscal Impact: There is an estimated implementation cost of \$350,000 in FY99 which is provided within the FY99 Budget. After a three-year phase in of costs, the annual cost is estimated at \$550,000 to \$600,000 per year.

ADJOURNMENT