

## AGENDA 492

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**HOUSING AUTHORITY  
OF THE CITY OF SAN DIEGO  
REGULAR MEETING  
TUESDAY, JUNE 10, 1997  
COUNCIL CHAMBERS - 12TH FLOOR  
202 C STREET  
SAN DIEGO, CALIFORNIA  
10:00 A.M.**

### **CALL TO ORDER**

### **CLOSED SESSION**

It is anticipated that the Housing Authority will recess into Closed Session on Tuesday, June 10, 1997 at 9:00 a.m. to discuss the following agenda:

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

Agency Negotiator: Elizabeth Morris and/or Ron Novello for the  
San Diego Housing Commission

Employee Organization: Social Services Union, Local 535, SEIU, AFL-CIO

### **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 May 13, 1997.

2 **HAR97-004 - Lease of the Del Mar Apartments - 2172 Front Street (Council District 3)**

**Recommendations:** It is recommended that the Housing Authority approve operation of the Del Mar Apartments as housing for very low income persons, and very low income persons with mental illness, by recommending Housing Authority approval of the following actions:

1. Authorize the Executive Director of the Housing Commission to execute a ten-year lease, with provisions for extensions to a maximum lease term of fifty-five years, with a partnership of The Association for Community Housing Solutions (TACHS) and A Community of Friends (ACOF) for operation of twenty-two units of rental housing for very low-income independent residents with mental illness and eleven units of rental housing for other very low-income residents;
2. Approve Commission lease expenses of \$270,321 for tenant improvements, marketing costs, furnishings, and operating and replacement reserves;
3. Make an unsecured nonrecourse loan of \$45,000 to TACHS/ACOF for predevelopment expenses, developer fee, and consultant fees;
4. Authorize the Executive Director to implement and estimated \$1,400,000 unsecured grant of a U.S. Department of Housing and Urban Development (HUD) award of \$2,499,840 of Shelter Plus Care (S+C) funds for the project and enter into a S+C contract with TACHS/ACOF; and
5. As part of the lease agreement, coordinate with TACHS/ACOF to seek approval from the U.S. Department of Housing and Urban Development (HUD) for Shelter + Care (S+C) rent subsidy of eleven units on the third floor of the building.

**Fiscal Impact:** Funding of the proposed project would result in an expenditure of up to \$315,321 of FY96 Housing Trust Funds. Implementation of the S+C award would result in an estimated expenditure of \$1,400,000 of FY97 S+C funds.

3 **HAR97-006 - Loan and Grant to TACHS Property Development for the Acquisition, Rehabilitation, and New Construction of Reese Village (District 7)**

**Recommendation:** Recommend Housing Authority approval of a 3 percent residual receipts loan of \$280,000 and a grant of up to \$75,000, totalling \$355,000 for the development of 19 units at 4809-4819 70th Street.

**Fiscal Impact:** The total funding is \$355,000, which will be provided from FY97 Housing Trust Fund funds.

4 **HCR97-058 - Award of Construction Contract for Various Improvements at the University Canyon Housing Development (Council District 5)**

**Recommendation:** Recommend that the Housing Authority award a construction contract to the lowest responsive bidder Stevens Construction, in the amount of \$399,776, for various improvements at University Canyon located at 2052-2090 Via Las Cumbres with a ten percent contingency (\$39,977) to address potential change orders for items not anticipated and identified in the original scope of work. Authorize the Executive Director to execute the contract (Attachment 1) and expend the contingency.

**Fiscal Impact:** Funding for this contract is contained in the local Construction Defects account and in the University Canyon Extraordinary Maintenance budget.

5 **HAR97-005 - Housing Trust Fund Transitional Housing Grants for FY97 (Citywide)**

**Recommendation:** Housing Authority approval of the recommendations of the Housing Commission to make the following grants, which exceed the authority of the Housing Commission:

1. \$127,000 to the Salvation Army 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;
2. \$141,540 to St. Vincent de Paul Village, Inc. for occupancy and administrative expenses as partial funding for one year's operation of the Toussaint Center Program, a 30-bed program for youth in the downtown area; and

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3. \$105,000 to St. Vincent de Paul Village for occupancy and administrative expenses as partial funding for one year's continued operation of the STEP program, a 35-bed program for women in the downtown area.

**Fiscal Impact:** The three grants total \$373,540; funding is provided by the Housing Trust Fund.

6 **HCR97-069 - Award of Contract for Counseling Services for the "Section 8 Housing Counseling Program" (Citywide).**

**Recommendation:** Recommend Housing Authority approval the award of a multiple year contract to the Fair Housing Council of San Diego and authorize the Executive Director to execute the attached contract (Attachment 2).

**Fiscal Impact:** Funding was received from the U.S. Department of Housing and Urban Development (HUD), \$2,679,00 to implement a Housing Counseling Program budgeted from January 15, 1997 through March 1, 2002. Funding for this contract is included in the Rental Assistance Program budget. No local funds are required.

7 **HCR97-074 - Contract for Computer Literacy/Educational Services (Council Districts 4, 5 and 8)**

**Recommendation:** Recommend Housing Authority approval to award a one-year contract with Occupational Training Services, Inc. in the amount of \$99,000 for Computer Literacy/Educational Services beginning July 1, 1997 through May 15, 1998. The cumulative amount of \$108,000 for this service exceeds the Housing Commission authorized threshold.

**Fiscal Impact:** The funding sources for this contract are the Public Housing Drug Elimination Grant #7 (\$375,000) which was awarded October 15, 1996, and the Federally Assisted Low-Income Housing Drug Elimination Grant (\$125,000) which was awarded February 1, 1997. No local funds are required.

8 **HCR97-083 - Contract for Legal Services (General Counsel)**

**Recommendation:** Recommend Housing Authority approval of a two-year, \$600,000 competitive contract for General Counsel legal services with the law firm of Detisch & Christensen.

**Fiscal Impact:** Total fiscal impact not to exceed \$600,000.

9     **HCR97-084 - EMPLOYEE BENEFITS, COMPENSATION AND POLICIES:**  
      **HCR97-084.1 - Adoption of Memorandum of Understanding**  
      **HCR97-084.2 - Personnel Policies**  
      **HCR97-084.3 - Pension Plan**

**Recommendation:** Approve the following:

1.     Adoption of the revised Memorandum of Understanding between the Housing Commission and Service Employees International Union, Local 535 including salary and benefits discussed in HCR97-084.1, and summarized in Attachment 1 of that report.
  
2.     Revisions to Personnel Policies (PO102.000) including salary and benefits for nonrepresented employees consistent with union-represented employees and specific policies, pay, and benefits for the Executive and Manager Service as discussed in HCR97-084.2, and summarized in Attachment 1 to that report.
  
3.     Revisions to the Housing Commission Pension Plan Document to comply with the Small Business Protection Act of 1996, and to incorporate Union agreements to increase the employer's Pension Plan contribution and improvements to pension benefits consistent for all employees, as discussed in HCR97-084.3.

**Fiscal Impact:** Costs related to these recommendations of \$325,000 are included in the FY98 Budget as approved by the Housing Authority on May 13, 1997.

**ADJOURNMENT**