

**MINUTES OF THE REGULAR MEETING
OF THE HOUSING AUTHORITY
CITY OF SAN DIEGO, CALIFORNIA
June 10, 1997**

Present: Chair Golding, Members Mathis, Stevens, Wear, Stallings, McCarty, Kehoe, and Vargas.

Absent: Councilmember Warden.

CALL TO ORDER

Chair Golding called the meeting to order at 11:15 a.m.

PUBLIC COMMENT

There were no requests for public comment.

CONSENT AGENDA

MOTION BY MCCARTY TO APPROVE THE FOLLOWING ITEMS ON CONSENT:

- 1 Approval of the Minutes of the Meeting of May 13, 1997.
- 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.

- 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.

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
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.

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).

KEHOE RECOMMENDED THAT A COMMUNITY ADVISORY COMMITTEE BE SET UP AND SUPPORTED THIS ITEM WITH THAT RECOMMENDATION.

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.

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.

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.

SECOND BY WEAR.

MOTION CARRIED ON A 8-0 VOTE, WITH WARDEN BEING ABSENT.

ACTION AGENDA

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

Paula Burrier-Lund presented the staff report on this item.

Ms. Francis Avik, a resident of the community, addressed the Council and spoke in opposition to the project.

Rev. Glenn Allison, a member of the TACHS Board spoke in favor of the project.

Councilmember Kehoe indicated her support of the this project and noted that TACHS/ACOF has worked with her office and agreed to address the need for additional landscaping and security lighting, as well as to maintain communication with the local Planning Board, Uptown Planning Group. Councilmember Kehoe also indicated that handicapped parking spaces could be provided for the building.

MOTION WAS MADE BY KEHOE TO RECOMMEND 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.

MOTION WAS SECONDED BY STALLINGS.

MOTION CARRIED ON A 8-0 VOTE, WITH WARDEN BEING ABSENT.

ADJOURNMENT

The Mayor adjourned the meeting at 11:36 a.m