



SAN DIEGO
HOUSING
COMMISSION

MINUTES

**SAN DIEGO HOUSING COMMISSION
MINUTES OF THE REGULAR MEETING
JANUARY 13, 2017
SMART CORNER
4th FLOOR CONFERENCE ROOM
1122 BROADWAY
SAN DIEGO, CALIFORNIA 92101**

ATTENDANCE

Present:

Chair Gary Gramling
Vice Chair Roberta Spoon
Commissioner Ben Moraga
Commissioner Margaret Davis
Commissioner Kellee Hubbard
Commissioner Dorothy Surdi
Commissioner Frank Urtasun
President & CEO Richard C. Gentry
General Counsel Charles Christensen

10 CALL TO ORDER

Chair Gramling called the Regular Meeting to order at 9:03 A.M.

20 NON-AGENDA PUBLIC COMMENT

Martha Welch spoke about the U.S. Department of Housing and Urban Development.

30 COMMISSIONER COMMENTS

There were no Commissioner comments.

40 REPORT BY PRESIDENT & CHIEF EXECUTIVE OFFICER

SDHC's 1,000 Homeless Veterans Initiative Update

In his State of the City Address on January 12, 2017, Mayor Kevin L. Faulconer provided an update about the "Housing Our Heroes" landlord outreach program of the San Diego Housing Commission's (SDHC) 1,000 Homeless Veterans Initiative.



Regular Meeting Minutes of January 13, 2017

On December 20, 2016, President & CEO Gentry joined Mayor Faulconer and Councilmember Chris Ward to ask additional landlords to join the “Housing Our Heroes” landlord outreach program.

To date, SDHC’s 1,000 Homeless Veterans Initiative has assisted: 468 homeless Veterans to secure housing; 281 Veterans are looking for housing; 146 units are currently available; and 294 landlords have answered the call to rent to homeless Veterans.

Feedback from our “Housing our Heroes” landlords indicates that the top three reasons for joining the program are, the desire to help Homeless Veterans; the support they receive from SDHC’s “Housing Our Heroes” liaison team; and the Landlord incentive payments.

Wells Fargo Foundation Grant

President & CEO Gentry thanked the Wells Fargo Foundation for awarding SDHC a \$100,000 grant to support SDHC’s 1,000 Homeless Veterans Initiative. The grant, which was announced on December 7, 2016, will provide temporary stays in hotels and motels for Housing our Heroes Veterans searching for longer-term housing; furniture and career training assistance.

City Attorney’s Office SMART Pilot Program

SDHC is partnering with the City of San Diego for the SMART Pilot Program, which stands for San Diego Misdemeanants At-Risk Track. This pilot program will provide temporary housing and access to drug treatment programs to “Chronic Offenders.”

SDHC will administer approximately \$98,000 from City of San Diego to fund up to 10 beds, which will be operated by the San Diego Second Chance Program. The objective of the SMART program is to reduce repeat citations and misdemeanor charges such as trespassing and drug use. On December 5, 2016, President & CEO Gentry joined Mayor Faulconer for the announcement of the program.

RCCC Merger Action Approved

President & CEO Gentry announced that the merger of the San Diego Regional Continuum of Care Council (RCCC) with the San Diego County Regional Task Force on the Homeless (RTFH) will be finalized at the end of this month.

On January 19, the RCCC Governance Board will officially assume authority of the Regional Task Force on the Homeless. RCCC will operate under the existing nonprofit status of the RTFH, and will assume the name. This merger creates coordinated, streamlined and unified efforts, which is the most effective approach to address homelessness in the region.

The RCCC oversees the administration of more than \$17 million in federal funds that the San Diego region receives from the U.S. Department of Housing and Urban Development to address homelessness.



Regular Meeting Minutes of January 13, 2017

Project Homeless Connect

President & CEO Gentry invited Commissioners to stop by or volunteer at the 11th Project Homeless Connect – Downtown San Diego, which will take place from 9 a.m. to 3 p.m. at Golden Hall in the San Diego Concourse on Wednesday, January 25, 2017. This one-day resource fair provides much-needed services to homeless San Diegans such as: health screenings; flu shots; dental exams; haircuts; legal aid; housing counseling; and pet care.

This is the seventh year that SDHC has been the lead organizer. Our main organizing partners are the City of San Diego, Interfaith Shelter Network, Family Health Centers of San Diego, and Father Joe’s Villages.

HUD HOMELESS COUNT

The annual Point-in-Time Count of homeless San Diegans will take place from 4-7 a.m. on Friday, January 27, 2017.

The U.S. Department of Housing and Urban Development (HUD) requires this annual count by cities and counties in regional Continuums of Care that receive Federal funding for homeless programs. The RCCC is responsible for completing the Point-in-Time Count each year, which is essential to obtaining millions of dollars in Federal funding from HUD to address homelessness locally.

50 APPROVAL OF THE MINUTES

The minutes of the Special Housing Commission meeting of December 2, 2016, were approved on a motion by Commissioner Surdi, seconded by Commissioner Hubbard, and passed by a vote of 7-0.

CONSENT AGENDA:

Motion by Commissioner Urtasun to approve the items listed below on consent. Seconded by Commissioner Surdi and passed by a vote of 7-0.

- 100 HCR17-004 Resolution Recommending that the San Diego City Council Amend San Diego Municipal Code Section 98.0301(e)(4) to Shorten Time for Advance Notice to Housing Authority members in Cases of Special Meetings of the San Diego Housing Commission Board only, to no less than 24 hours**

Martha Welch spoke in opposition.

That the San Diego Housing Commission (Housing Commission) recommend that the San Diego City Council take the following actions:



Regular Meeting Minutes of January 13, 2017

1. Amend San Diego Municipal Code Section 98.0301(e)(4) to provide that in cases where the Housing Commission has scheduled a Special Meeting of the Board of Commissioners of the Housing Commission, as special meeting is defined under the applicable terms of the Brown Act, that the seven (7) day advance written notice, required under Section 98.0301(e)(4), in the case of such special meetings only, be shortened to no less than 24 hours; and
2. If such action is taken by the City Council, that the draft ordinance be forwarded by the City Attorney, in cooperation with the Housing Commission, to the City Council for consideration at the earliest time that is feasible, for introduction and adoption of the proposed ordinance amendment.

101 HCR17-008 Amendments to San Diego Housing Commission Procurement Policy

That the San Diego Housing Commission (Housing Commission) recommend that the Housing Authority of the City of San Diego (Housing Authority) take the following actions:

1. Approve amendments to the Housing Commission Procurement Policy, as referenced within this report;
2. Authorize the President & Chief Executive Officer (President & CEO), or designee, to promulgate Administrative Regulations to implement the amendments to the Housing Commission Procurement Policy; and
3. Authorize the President & CEO to sign such documents and to perform such acts as are necessary to implement these approvals, as recommended in this report.

102 HCR17-009 Delegation of Authority by San Diego Housing Commission (Housing Commission) Board of Commissioners to Housing Commission Employees

That the San Diego Housing Commission (Housing Commission) Board of Commissioners take the following actions:

1. Establish levels of authority for actions by the President & Chief Executive Officer (President & CEO), or designee, together with the right of the President & CEO to set the limits of authority for the balance of the Executive and Management Service staff, within the levels of authority established by the Housing Commission Board for the President & CEO;
2. Authorize the President & CEO, or designee, to promulgate Administrative Regulations to implement the delegation of authority; and
3. Authorize the President & CEO to sign such documents and to perform such acts as are necessary to implement the approvals as recommended in this report.



Regular Meeting Minutes of January 13, 2017

103 **HCR17-007** **Lease Approval for UrbanLife Ministries, a 501 (c)(3) non-profit, at Courtyard Apartments**

That the San Diego Housing Commission (Housing Commission) take the following actions:

1. Approve a lease for UrbanLife Ministries for a period of three years, with two three-year extension options that substantially conform to the lease attached to this report, at Courtyard Apartments (Courtyard), located at 4395 El Cajon Boulevard, San Diego, CA 92105; and
2. Authorize the President & Chief Executive Office (President & CEO), or designee, to execute all lease documents and instruments that are necessary and/or appropriate to implement these approvals, in a form approved by General Counsel, and to take such actions as are necessary and/or appropriate to implement these approvals.

104 **HCR17-006** **Approval of the Award of Job Order Contracts**

That the San Diego Housing Commission (Housing Commission) take the following actions:

1. Authorize the President & Chief Executive Officer (President & CEO), or designee, to enter into cooperative purchasing agreements with the contractors referenced within this report based upon procurements previously competitively bid and awarded by the National Joint Powers Alliance (NJPA);
2. Approve the award of seven separate multiyear Job Order Contracting (JOC) contracts (Attachments 1-7) to the following companies, each with a value not to exceed maximum annual capacity in a range from \$500,000 to \$2,000,000:
 - a. All Source Coatings, Inc.
 - b. Grading Plumbing Site Construction, Inc. DBA GPS Plumbing
 - c. Diversified Maintenance Systems, Inc.
 - d. Good-Men Roofing & Construction, Inc.
 - e. Angeles Contractor, Inc.
 - f. Vet-Force Engineering and Construction, Inc.
 - g. LDCO, Inc.
3. Authorize the President & CEO, or designee, to substitute the identified contract funding sources with other available funding sources, as long as the total activity budget amount after substitution does not exceed the total approved budget, should the operational need arise or should actions be to the benefit of the Housing Commission and its mission; and
4. Authorize the President & CEO, or designee, to execute all documents and



Regular Meeting Minutes of January 13, 2017

instruments necessary and/or appropriate to implement these approvals, in a form approved by General Counsel, and take such actions as are necessary and/or appropriate to implement these approvals.

ACTION AGENDA:

105 HCR17-005 Request for Single Room Occupancy Hotel (SRO) Determination – 701 East San Ysidro Blvd

Debbie Ruane, Executive Vice President, & Chief Strategy Officer, and Charles Christensen, General Counsel, presented the request for approval.

Motion by Commissioner Urtasun to approve staff recommendation Number 1; seconded by Commissioner Moraga, and passed by a vote of 7-0.

Motion by Commissioner Urtasun to decline to approve of staff recommendation Number 2 Seconded by Commissioner Moraga, and passed by a vote of 7-0.

That the San Diego Housing Commission (Housing Commission) take the following actions, subject to the ability of the Housing Authority of the City of San Diego [Housing Authority] to review the matter, if any one (1) Housing Authority Commissioner gives notice to the President & Chief Executive Officer of the Housing Commission within seven days of the action by the Housing Commission Board:

1. Approve the determination by the Housing Commission that 701 East San Ysidro Boulevard (Property) is not a Single Room Occupancy (SRO) Hotel and is not subject to San Diego Municipal Code Chapter 14, Article 3, Division 5 (SRO Hotel Regulations); and
2. In view of the special and unique circumstances of the matter of the Gateway Inn that are unique to this property, authorize the payment of relocation benefits to each of the low-income tenants of the Gateway Inn, in an amount to which they would have been entitled if the Gateway Inn had been determined to be an SRO Hotel, even though the Housing Commission has no legal obligation to make such payments. These payments are being recommended in accordance with the provisions of Health and Safety Code Sections 34310, 34320.5, 34314, 34311 and 34312, among others, because of the hardship caused to the tenants of the Gateway Inn by the displacement of the low-income tenants, as a result of the condition of the property, code violations and because the property does not constitute safe, decent and sanitary housing for those tenants, together with such other unique factors as may be presented at the time of the hearing, both in the staff report and through public testimony.



SAN DIEGO
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Regular Meeting Minutes of January 13, 2017

106 HCR17-015 Workshop & Discussion: San Diego Housing Commission Achievement Academy

NO ACTION IS REQUIRED ON THE PART OF THE HOUSING COMMISSION

A workshop was presented to provide an overview of the San Diego Housing Commission (SDHC) Achievement Academy's new programs provided to Federal Section 8 Housing Choice Voucher rental assistance participants and public housing residents, along with program outcomes: "Strategies for the Future" Multigenerational Program; Single Parent Program; and 2Gen San Diego program funded by the W. K. Kellogg Foundation Grant.

107 HCR17-002 Election of SDHC Board Officers

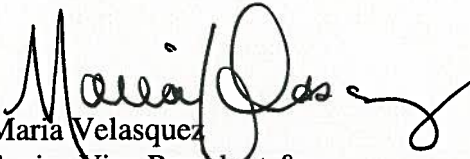
Motion by Vice Chair Spoon to elect Commissioner Urtasun as Chair for 2017. Seconded by Commissioner Surdi and passed by a vote of 7-0.

Motion by Commissioner Davis to elect Commissioner Surdi as Vice Chair for 2017. Seconded by Commissioner Urtasun and passed by a vote of 7-0.

ADJOURNMENT:

Chair Gramling adjourned the Regular Meeting at 10:56 a.m.

Respectfully submitted,


Maria Velasquez
Senior Vice President &
Chief Communications Officer
San Diego Housing Commission

Approved by,


Richard C. Gentry
President & Chief Executive Officer
San Diego Housing Commission