SAN DIEGO HOUSING COMMISSION

REVISED AGENDA

SAN DIEGO HOUSING COMMISSION
REGULAR MEETING AGENDA
JANUARY 13, 2017, 9:00 A.M.
SMART CORNER
4TH FLOOR CONFERENCE ROOM
1122 BROADWAY
SAN DIEGO, CALIFORNIA 92101

Chair Gary Gramling
Vice Chair Roberta Spoon
Commissioner Margaret Davis
Commissioner Kellee Hubbard
Commissioner Ben Moraga
Commissioner Dorothy Surdi
Commissioner Frank Urtasun

Assistance for the Disabled: Agendas, reports and records are available in alternative formats upon request. Please contact SDHCdocketinfo@sdhc.org, (**619) 578-7550 (voice) or (619) 398-2440 (TTY)** at least five days prior to the meeting**.**

Questions Regarding Agenda Items: For specific questions regarding any item on the San Diego Housing Commission agenda, please contact SDHCdocketinfo@sdhc.org or **(619) 578-7550**. Internet access to agendas and reports is available at www.sdhc.org/Media-Center/SDHC-Meetings/Housing-Commission-Meetings/.

ITEMS

10 CALL TO ORDER

20 NON-AGENDA PUBLIC COMMENT

At this time, individuals may address the San Diego Housing Commission (Housing Commission) on any subject in its area of responsibility that is not presently pending before the Housing Commission. Communications are limited to three minutes. Pursuant to the Brown Act, the Housing Commission can take no action. Please fill out a Speaker Request Form and submit it to the secretary prior to the meeting.

30 COMMISSIONER COMMENTS

SAN DIEGO HOUSING COMMISSION

Regular Housing Commission Meeting of January 13, 2017

40 REPORT BY THE PRESIDENT & CHIEF EXECUTIVE OFFICER

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 will be taken.

All of the actions of the Housing Commission Board listed in the agenda are final seven days after Housing Commission Board action unless the Housing Authority of the City of San Diego asks to review the decision of the Housing Commission Board within the seven day period.

50 APPROVAL OF THE MINUTES

December 2, 2016, Special Meeting

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

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

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.

SAN DIEGO HOUSING COMMISSION

Regular Housing Commission Meeting of January 13, 2017

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

This matter requires hearings by both the San Diego Housing Commission Board and the Housing Authority of the City of San Diego pursuant to the provisions of San Diego Municipal Code Section 98.0301(d)(9)(A) through (E).

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

This action of the San Diego Housing Commission Board is final seven days after Housing Commission Board action unless the Housing Authority asks to review the decision of the Housing Commission Board within the seven day period.

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.

SAN DIEGO HOUSING COMMISSION

Regular Housing Commission Meeting of January 13, 2017

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

The seven day advance notice of San Diego Housing Commission's Hearing of this matter is being provided to the Housing Authority Members pursuant to the provisions of San Diego Municipal Code Section 98.0301(e)(4)(A) and (B).

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

The seven day advance notice of San Diego Housing Commission's Hearing of this matter is being provided to the Housing Authority Members pursuant to the provisions of San Diego Municipal Code Section 98.0301(e)(4)(A) and (B).

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 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.

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

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.

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

NO ACTION IS REQUIRED ON THE PART OF THE HOUSING COMMISSION

A workshop will be presented to provide an overview of the San Diego Housing Commission (SDHC) Achievement Academy's new programs and services provided to Federal Section 8 Housing Choice Voucher rental assistance participants and public housing residents, along with program outcomes. No action will be taken on this item.

107 HCR17-002 Election of SDHC Board Officers

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

1. Elect Housing Commission Officers, Chair and Vice Chair, for such terms as the Housing Commission may establish.

INFORMATIONAL REPORTS

HCR17-001 Investment Report – First Quarter Fiscal Year 2017

HCR17-003 Status of Loan Portfolio - First Quarter of Fiscal Year 2017

ADJOURNMENT