



SAN DIEGO
HOUSING
COMMISSION

REGULAR MEETING AGENDA

SAN DIEGO HOUSING COMMISSION
REGULAR MEETING AGENDA
SEPTEMBER 13, 2024, 9:00 A.M.
SMART CORNER
4TH FLOOR CONFERENCE ROOM
1122 BROADWAY
SAN DIEGO, CALIFORNIA 92101

Chair Eugene “Mitch” Mitchell
Vice Chair Ryan Clumpner
Commissioner Stephen P. Cushman
Commissioner Johanna Hester
Commissioner Kellee Hubbard
Commissioner Antoine “Tony” Jackson
Commissioner Melinda K. Vásquez

The San Diego Housing Commission (Housing Commission) Board of Commissioners meets in person. Members of the public who wish to provide Non-Agenda Public Comments or comments on items on the agenda should attend the meeting in person and complete and submit a written speaker slip on the day of the meeting before the item on which they wish to speak is called.

Assistance for Persons with Disabilities: 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 <https://www.sdhc.org/governance-legislative-affairs/sdhc-board-of-commissioners/meetings/>

ITEMS

10 CALL TO ORDER

20 NON-AGENDA PUBLIC COMMENT

At this time, individuals may address the San Diego Housing Commission (Housing Commission) Board of Commissioners (Board) on any subject in its area of responsibility that is not presently pending before the Housing Commission Board. Pursuant to the Brown Act, the Housing Commission Board can take no action.

30 COMMISSIONER COMMENTS



Regular Housing Commission Meeting of September 13, 2024

40 REPORT BY THE PRESIDENT & CHIEF EXECUTIVE OFFICER

50 APPROVAL OF THE MINUTES

July 19, 2024, Regular Meeting [Minutes](#)

ADOPTION AGENDA

All of the actions of the San Diego Housing Commission Board of Commissioners (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.

100 [HCR24-073](#) Award of Contract for Physical Needs Assessment Services

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

- 1) Approve an award of a one-year contract for the term from September 16, 2024, through September 15, 2025, to Partner Engineering and Science, Inc. in an amount not to exceed \$336,600 to provide Physical Needs Assessment services for the Housing Commission’s real estate portfolio.
- 2) Authorize the President and Chief Executive Officer (President and CEO), or designee, to substitute funding sources and/or increase compensation by not more than 10 percent of the total contract amount, if necessary for services not anticipated in the original contract scope of service, without further action by the Housing Commission Board or Housing Authority of the City of San Diego, but only if and to the extent that funds are determined to be available for such purposes.
- 3) Authorize the President and CEO, or designee, to execute all 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, provided that a copy of the documents, signed as to form by General Counsel, is submitted to each Housing Commissioner.



Regular Housing Commission Meeting of September 13, 2024

101 [HCR24-070](#) [Authorization to Apply for State of California Department of Housing and Community Development Local Housing Trust Funds](#)

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

- 1) Authorize and direct the Housing Commission to submit an application on behalf of the City of San Diego to the State of California Department of Housing and Community Development (Department) Local Housing Trust Fund Program for grant funds in an amount up to \$5 million in accordance with the July 9, 2024, Notice of Funding Availability (NOFA).
- 2) If the application is approved, authorize Lisa Jones, the Housing Commission’s President and Chief Executive Officer (President and CEO), or designee, to commit \$5 million in matching funds on a dollar-for-dollar basis from the City of San Diego (City) Affordable Housing Fund, as required by the Department’s NOFA, and execute and deliver a Standard Agreement as required.
- 3) Authorize the Housing Commission’s President and CEO, or designee, to amend the list of eligible projects in Attachment 1, if necessary.
- 4) Authorize the Housing Commission’s President and CEO, or designee, to execute any and all 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.

102 [HCR24-067](#) [Award of Legal Services Contracts](#)

Advance notice of San Diego Housing Commission Board of Commissioners hearing of the following matter has been provided to the Housing Authority Members pursuant to the provisions of San Diego Municipal Code Section 98.0301(e)(4)(A)-(B).

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

- 1) Approve the award of two two-year contracts, with three one-year renewal options—one contract with Christensen & Spath LLP in an amount not to exceed \$1,300,000 per year and one contract with Aleshire & Wynder LLP in an amount not to exceed \$700,000 per year—for the provision of legal services to the Housing Commission for a total annual cost not to exceed \$2,000,000.
- 2) Authorize the President and Chief Executive Officer (President and CEO), or designee, to execute the contracts and all documents necessary and/or appropriate to implement these approvals, provided that a copy of the documents is submitted to each Housing Commissioner.



Regular Housing Commission Meeting of September 13, 2024

- 3) Authorize the President and CEO, or designee, to substitute funding sources and/or increase compensation by not more than 20 percent of the total agreement amount for the proposed agreement, if necessary, without further action by the Housing Commission Board or the Housing Authority of the City of San Diego, but only if and to the extent that funds are determined to be available for such purposes.
- 4) Authorize the President and CEO, or designee, to perform such other acts that are necessary and/or appropriate to implement these approvals.

103 [HCR24-068 Approve the San Diego Housing Commission’s Calendar Year 2025 State and Federal Advocacy and Legislative Engagement Guide](#)

That the San Diego Housing Commission (Housing Commission) Board of Commissioners (Board) approve the Calendar Year 2025 State and Federal Advocacy and Legislative Engagement Guide.

104 [HCR24-071 Tentative Agreement for a Memorandum of Understanding with Service Employees International Union, Local 221](#)

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

- 1) Approve the proposed Tentative Agreement (Attachment 1) for a three-year Memorandum of Understanding (MOU) (Attachment 2) between the San Diego Housing Commission (Housing Commission) and Service Employees International Union (SEIU), Local 221 (collectively "Parties"), which SEIU, Local 221 ratified on August 22, 2024.
- 2) Authorize the Housing Commission’s President and Chief Executive Officer (President and CEO), or designee, to implement the changes being proposed for represented employees and implement applicable changes for the non-represented employees of the Housing Commission as well, as has been the Housing Commission’s past practice.
- 3) Authorize the President and CEO, or designee, to substitute the funding sources with other available funding sources so long as the total program/project budget amount after substitution does not exceed the approved total budget, should the operational need arise or should such actions be to the benefit of the Housing Commission and its mission.
- 4) Authorize the President and CEO, or designee, to execute all 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.



Regular Housing Commission Meeting of September 13, 2024

CLOSED SESSION

It is anticipated that the San Diego Housing Commission will convene in closed session on Friday, September 13, 2024, at 9:00 a.m. with the following agenda:

- I. Announcement by Counsel of the Matters to be discussed in Closed Session and the basis upon which each will be discussed, as referenced within the Brown Act.
- II. Public Testimony and Comment, if any, concerning any matter on the Closed Session Agenda.
- III. Commissioner comments, if any.
- IV. Commission will convene in closed session to consider the following agenda:

- A. CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION pursuant to subdivision (c) of section 54954.5 of the Government Code and pursuant to subdivision (d)(1) of section 54956.9:

Two (2) matters:

Californians for Equal Rights Foundation v. City of San Diego, Housing Authority of the City of San Diego and San Diego Housing Commission
U.S. District Court Case No. 24-CV-0484-MMA-MSB

Counsel will discuss the litigation.

Francine Maxwell, San Diego Tenants Union vs. San Diego Housing Commission, et. al.
San Diego Superior Court Case No. 37-2023-00047874-CU-CR-CTL

Counsel will discuss the litigation.

- B. CONFERENCE WITH LABOR NEGOTIATORS pursuant to Government Code section 54957.6:

Agency Representatives: Lisa Jones, Jeff Davis, Suket Dayal, Michael McKenna, Tina Holmes, Charles B. Christensen and Joel Mason for the San Diego Housing Commission

Employee Organization: Service Employees International Union, Local 221, AFL-CIO



SAN DIEGO
HOUSING
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Regular Housing Commission Meeting of September 13, 2024

Counsel's Description of General Nature of Closed Session: Agency Representatives will seek direction from the Commission concerning labor negotiations.

V. Announcement of Actions Taken in Closed Session.

VI. Adjournment.

ADJOURNMENT

INFORMATIONAL REPORT

[HCR24-066](#) [City of San Diego Affordable Housing Fund Fiscal Year 2024 Annual Report](#)