



SAN DIEGO
HOUSING
COMMISSION

AGENDA

SAN DIEGO HOUSING COMMISSION
REGULAR MEETING AGENDA
JANUARY 15, 2016, 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

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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



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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.

50 APPROVAL OF THE MINUTES

October 9, 2015, Regular Meeting
November 20, 2015, Regular Meeting

100 HCR16-008 Election of Officers for Calendar Year 2016 and the Appointment of Board Members to the San Diego Housing Commission Committees

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

- 1) Elect Housing Commission Officers, including but not limited to the Chair, Vice Chair and any and all other positions that the Board may determine, for such terms as the Housing Commission may establish; and
- 2) Appoint Housing Commission Board Members and others, as necessary, to all standing committees, including but not necessarily limited to the following Housing Commission Committees: Real Estate, Investment, Audit/Finance, and Strategic Plan.

101 HCR16-001 Approval of the Award of two 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 two separate multiyear Job Order Contracting (JOC) contracts (Attachments 1 and 2) to the following companies, each with a value not to exceed maximum annual capacity of \$500,000, with an initial term from January 18, 2016 – October 19, 2016, with three one-year options to renew:

- a. Angeles Contractor Inc.- Housing Commission JOC Contract #JOC-16-06



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b. Vincor Construction, Inc.- Housing Commission JOC Contract #JOC-16-07

- 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.

102 HCR16-003 Second Amendment to the Janitorial and Day Porter Services Contract for Smart Corner and San Diego Housing Commission Offices

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

- 1) Approve the ratification of Amendment 2 to the Housing Commission's contract with NMS Management, Inc. (Attachment 1) to increase the annual maximum contract amount for janitorial and day porter services at Smart Corner, 1122 Broadway, San Diego, CA 92101, the Housing Commission's corporate office building, from \$131,076.00 plus any Consumer Price Index increase annually to a not-to-exceed amount of \$151,592.87 plus any Consumer Price Index increase, with two (2) one-year options to renew remaining;
- 2) Authorize the President & Chief Executive Officer (President & CEO), or designee, to substitute the funding sources with other available funding sources provided that 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. Funding substitutions will be memorialized in an Informational Report at the next scheduled Housing Commission Board meeting; and
- 3) Authorize the President & 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 take such actions as are necessary and/or appropriate to implement these approvals.



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103 [HCR16-006 Amendment to the San Diego Housing Commission's Contract with LeSar Development Consultants](#)

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

- 1) Approve a contract amendment to increase the annual amount of the current contract option for the period effective May 11, 2015, through May 10, 2016, between the Housing Commission and LeSar Development Consultants (LeSar) in the amount of \$48,000 to a not-to-exceed annual amount of \$248,000; and
- 2) Authorize the President & Chief Executive Officer (President & CEO), or designee, to execute such documents, in a form approved by General Counsel, and to perform such acts as are necessary and/or appropriate to implement these approvals.

104 [HCR16-007 Workshop & Discussion: Federal Section 8 Housing Choice Voucher Program](#)

NO ACTION IS REQUIRED ON THE PART OF THE HOUSING COMMISSION

A workshop will be presented on the San Diego Housing Commission's (Housing Commission) Federal Section 8 Housing Choice Voucher (HCV) Program. With a program budget of more than \$152 million in Fiscal Year 2016 (July 1, 2015 – June 30, 2016), HCV is the Housing Commission's largest program, providing rental assistance to approximately 15,000 San Diego households every year. Using the Moving to Work (MTW) designation, the Rental Assistance Division serves as the agency's hub for designing and implementing the majority of MTW initiatives at the Housing Commission, increasing housing opportunities for families, streamlining administrative processes, and decreasing program costs.

The workshop will provide a general overview of the HCV program.

The workshop will cover:

- Waiting List Selection and Preferences
- Program Eligibility Criteria
- Voucher Issuance
- Leasing
- Housing Quality Standards
- Program Integrity
- The Housing Commission's ongoing administrative responsibilities
- Recent MTW programs



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CLOSED SESSION

It is anticipated that the San Diego Housing Commission will meet in open session and will identify its Agency Representatives for Item IV.B. below, and thereafter convene in closed session on Friday, January 15, 2016, 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 public 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 54954.5 of the Government Code and pursuant to subdivision (a) of Section 54956.9:
 1. Lewis vs. San Diego Housing Commission; Northern SDHC FNMA, LLC, et. al., San Diego Superior Court Case No. CASE NO. 37-2015-00006751-CU-WE-CTL;
 2. Stephanie Andrews vs. Belden SDHC FNMA LLC, et al. Superior Court of California, County of San Diego, Case No. Case No. 37-2015-00005063-CU-PO-CTL;
 3. Vargas v. San Diego Housing Commission, et. al., San Diego Superior Court Case No. Case No. 37-2014-00023172-CU-OE-CTL;
 4. Ahamed vs. San Diego Housing Commission, San Diego Superior Court Case No. CASE NO. 37-2014-00033188-CU-WT-CTL.

Counsel's Description of General Nature of Closed Session:

Counsel will discuss the status of the listed litigation and will seek direction from the Board concerning the same.

- B. CONFERENCE WITH LABOR NEGOTIATORS - Pursuant to Government Code Section 54957.6:



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Agency Representatives: Richard C. Gentry, Jeff Davis, Michael McKenna, Charles B. Christensen and Joel Mason for the San Diego Housing Commission

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

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