



SAN DIEGO
HOUSING
COMMISSION

REVISED AGENDA

SAN DIEGO HOUSING COMMISSION
REVISED REGULAR MEETING AGENDA
APRIL 10, 2015, 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



Regular Housing Commission Meeting of April 10, 2015

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

March 19, 2015, Special Meeting

100 [HCR15-034](#) [Award of Painting Services Contract](#)

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

- 1) Approve the award of a one-year contract to Geo Tech Construction, Inc. in an amount not to exceed \$160,000. The contract term shall be for a one (1) year period with four (4) one-year renewal options based on the needs of the Housing Commission. The form and format of the agreement shall be subject to the approval of General Counsel of the Housing Commission;
- 2) Approve the award of a one-year contract to Sunway Systems in an amount not to exceed \$160,000. The contract term shall be for a one (1) year period with four (4) one-year renewal option based on the needs of the Housing Commission. The form and format of the agreement shall be subject to the approval of General Counsel of the Housing Commission;
- 3) Authorize the President & 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. Funding substitutions will be memorialized in an Informational Report at the next scheduled Housing Commission Board Meeting; and
- 4) 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 make such actions as are necessary and/or appropriate to implement these approvals.

101 [HCR15-028](#) [Proposed Fiscal Year 2016 Affordable Housing Fund Annual Plan](#)

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



Regular Housing Commission Meeting of April 10, 2015

- 1) Recommend approval of the Proposed Fiscal Year (FY) 2016 Affordable Housing Fund (AHF) Annual Plan (Annual Plan) Program Activity Allocation of \$33,082,445 in anticipated funds (also included in the FY 2016 Housing Commission Proposed Budget) and the proposed Model Programs;
- 2) Authorize the President & Chief Executive Officer (President & CEO), or designee, to reallocate funds among the proposed Model Programs included in the FY 2016 Annual Plan in response to market demands and opportunities; and
- 3) Recommend that the San Diego City Council (City Council) give direction to the City Attorney to work with the Housing Commission President & CEO and Housing Commission General Counsel to draft ordinance amendments that improve the operation, efficiency and administration of the Affordable Housing Fund, as directed by City Council.

102 [HCR15-035](#) [First Amendment to 2014 Memorandum of Understanding with the City of San Diego for Provision of Homeless Shelters and Services Programs](#)

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

- 1) Approve the First Amendment to the 2014 Memorandum of Understanding (MOU) between the City of San Diego (City) and the Housing Commission for the Provision of Homeless Shelters and Services Programs in substantially the form attached hereto, as approved by the President & Chief Executive Officer (President & CEO) on advice of General Counsel;
- 2) Recommend Housing Authority of the City of San Diego (Housing Authority) and San Diego City Council (City Council) approval of this First Amendment; and
- 3) Authorize the President & CEO of the Housing Commission, or designee, to execute the First Amendment to the 2014 MOU, a copy of which is attached hereto (Attachment 1), in a form approved by General Counsel.

103 [HCR15-007](#) [Proposed Fiscal Year 2016 Budget](#)

That the San Diego Housing Commission (Housing Commission) recommend approval of the following by the Housing Authority of the City of San Diego (Housing Authority):

- 1) Adoption of the Housing Commission's proposed \$325 million Fiscal Year (FY) 2016 Budget (Attachment 1).



Regular Housing Commission Meeting of April 10, 2015

- 2) Delegation of authority to the Housing Commission to approve amendments to the FY 2016 Budget for the following amounts, consistent with prior delegation of authority from the Housing Authority:
 - a. Line item transfers not to exceed \$500,000 of budget authority that do not impact the overall size of the Housing Authority approved FY 2016 Budget;
 - b. Additional funding for the FY 2016 Budget resulting from applications submitted with the approval of the Housing Authority (per Housing Authority Resolution 1569); and
 - c. Additions from other sources, not to exceed \$500,000 on an individual basis, to the FY 2016 Budget.

- 3) Delegation of authority to the President & Chief Executive Officer of the Housing Commission to amend the FY 2016 Budget for amounts not to exceed \$100,000 consistent with policies, programs and activities approved by the Housing Commission and Housing Authority.

104 [HCR15-030](#) [Strategic Plan Update Workshop](#)

The San Diego Housing Commission (Housing Commission) developed a two-year Strategic Plan for the agency, with the assistance of the consulting firm CSG Advisors, Inc. and Helen Dunlap, who were awarded a contract in March 2013 as a result of a competitive procurement. The Strategic Plan was approved by the Housing Commission Board (Board) on January 17, 2014.

This workshop will provide the Board with an update on milestones and/or accomplishments achieved thus far and the objectives we are currently focused on and targeted in the next six to 12 months.

CLOSED SESSION

It is anticipated that the San Diego Housing Commission will convene in closed session on Friday, April 10, 2015, 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:



SAN DIEGO
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Regular Housing Commission Meeting of April 10, 2015

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

Gentel Halsell vs. San Diego Housing Commission, et al., Superior Court of California, County of San Diego, Case No. 37-2013-00063487-CU-PO-CTL.

Counsel's Description of General Nature of Closed Session:

Counsel will discuss the existing litigation, will report on status and will seek direction from the Commission concerning the same.

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

Marcus Bender vs. San Diego Housing Commission, et al., Superior Court of California, County of San Diego, Case No. 37-2015-00004053-CL-PO-CTL.

Counsel's Description of General Nature of Closed Session:

Counsel will discuss the existing litigation, will report on status and will seek direction from the Commission concerning the same.

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

Stephanie Andrews vs. Belden SDHC FNMA LLC, et al., Superior Court of California, County of San Diego, Case No. 37-2015-00005063-CU-PO-CTL.

Counsel's Description of General Nature of Closed Session:

Counsel will discuss the existing litigation, will report on status and will seek direction from the Commission concerning the same.

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

Jamie Lewis vs. San Diego Housing Commission, et al., Superior Court of California, County of San Diego, Case No. 37-2015-00006751-CU-WE-CTL.



SAN DIEGO
HOUSING
COMMISSION

Regular Housing Commission Meeting of April 10, 2015

Counsel's Description of General Nature of Closed Session:

Counsel will discuss the existing litigation, will report on status and will seek direction from the Commission concerning the same.

- E. CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION pursuant to subdivision (c) of 54954.5 of the Government Code and significant exposure to litigation pursuant to subdivision (d) (2) of Section 54956.9:

One (1) potential matter.

Counsel's Description of General Nature of Closed Session:

Counsel will discuss a Department of Fair Employment and Housing Complaint, DFEH No. 280165-112345 and anticipated litigation pursuant to subdivision (d)(2) of Section 54956.9

V. Announcement of Actions Taken in Closed Session.

VI. Adjournment.

ADJOURNMENT

INFORMATIONAL REPORTS

[HCR15-033 Agency Financial Statements – Second Quarter Fiscal Year 2015 \(Unaudited\)](#)