



SAN DIEGO
HOUSING
COMMISSION

SPECIAL MEETING AGENDA

SAN DIEGO HOUSING COMMISSION
SPECIAL MEETING AGENDA
JULY 8, 2022, 9:00 A.M.
VIDEO CONFERENCE
SAN DIEGO, CALIFORNIA 92101

Chair Stefanie Benvenuto
Vice Chair Ryan Clumpner
Commissioner Johanna Hester
Commissioner Kellee Hubbard
Commissioner Eugene “Mitch” Mitchell
Commissioner Melinda K. Vásquez

COVID- 19 PUBLIC SERVICE ANNOUNCEMENT REGARDING SDHC BOARD OF COMMISSIONERS MEETING ACCESS AND PUBLIC COMMENT:

Until further notice, San Diego Housing Commission (Housing Commission) Board of Commissioners (Board) meetings will be conducted pursuant to the provisions of California Government Code section 54953(e), added by Assembly Bill 361, which allows the Housing Commission to use teleconferencing and to provide the public an opportunity to address the Housing Commission Board via a call-in option or an internet-based service option, during a proclaimed state of emergency when measures to promote social distancing are in effect or the Housing Commission Board has determined meeting in person would present imminent risks to the health or safety of attendees. The San Diego City Council on June 21, 2022, declared an existing proclaimed state of emergency continues to directly impact the ability of members to meet safely in person and that their finding applies to all boards, commissions, and committees of the City of San Diego.

During the current state of emergency and in the interest of public health and safety, most—and most likely all—of the Housing Commissioners, General Counsel and staff will be participating in Housing Commission Board meetings by video conference. There will be no members of the public in attendance at the Housing Commission Board meetings. We are providing alternatives to in-person attendance for viewing and participating in Housing Commission Board meetings.

In lieu of in-person attendance, members of the public may participate and provide comments in the following manner:

Phone-in Testimony

When the comment period for Non-Agenda Public Comment is introduced, or when the comment period is introduced for the specific Agenda Item on which you would like to comment, please call the following toll-free number: **(833) 610-2513**. Wait until you are called upon to speak. Then state your name for the record and the item you are commenting on, and make your comments within



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the time allotted by the Housing Commission Board. When your time has ended, please hang up your call. If you wish to speak on other items on the Agenda or for other comment periods, please call back when those items or comment periods are introduced. Please monitor the meeting through livestreaming on the Housing Commission’s website. Click on “Watch the Video” near the bottom of the Housing Commission Board of Commissioners page on the website: <https://www.sdhc.org/governance-legislativeaffairs/sdhc-board-of-commissioners/>

Written Comment through Webform:

Written Comment on Agenda Items must be submitted using the Housing Commission Board meeting [public comment webform](#), and indicating the agenda item number for which you wish to submit your comment. Only comments submitted no later than **4 p.m. the day prior to the meeting** using the public comment webform will be eligible to be read into the record. If you submit more than one form per item, only one will be read into the record. All other comments submitted, including those received after 4 p.m. the day prior and before 8 a.m. the day of the meeting, will be provided to the Housing Commissioners and posted online with the meeting materials. All comments are limited to 1,250 characters (approximately 200 words). Comments submitted after 8 a.m. the day of the meeting but before the item is called will be submitted into the written record for the relevant item.

Non-Agenda Written Public Comment must be submitted using the Housing Commission Board meeting [public comment webform](#), checking the appropriate box, no later than **8 a.m. the day of the meeting** to be eligible to be read into the record. The first 30 comments received by 8 a.m. will be read into the record. The maximum number of comments to be read into the record on a single issue will be 16. All other comments submitted, including those received after 8 a.m. the day of the meeting, will be provided to the Housing Commissioners. All comments are limited to 1,250 characters (approximately 200 words).

Closed Session Written Public Comment must be submitted using the Housing Commission Board meeting [public comment webform](#) no later than **4 p.m. the day prior to the posted meeting** to be eligible to be read into the record. All other comments submitted, including those received after 4 p.m. the day prior and before 8 a.m. the day of the meeting, will be provided to the Housing Commissioners and posted online with the meeting materials. All comments are limited to 1,250 characters (approximately 200 words).

If you have an attachment to your comment, you may send it to sdhcdocketinfo@sdhc.org, and it will be distributed to the Housing Commissioners.

Viewing the Meeting

The public may view and listen to the Housing Commission Board meetings through livestreaming on the Housing Commission’s website. Click on “Watch the Video” near the bottom of the Housing Commission Board of Commissioners page on the website: <https://www.sdhc.org/governance-legislativeaffairs/sdhc-board-of-commissioners/>



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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 <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) on any subject in its area of responsibility that is not presently pending before the Housing Commission. Pursuant to the Brown Act, the Housing Commission can take no action.

30 COMMISSIONER COMMENTS

40 REPORT BY THE INTERIM PRESIDENT & CHIEF EXECUTIVE OFFICER

50 APPROVAL OF THE MINUTES

June 10, 2022, Special 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 HCR22-087 Election of Officers

That the San Diego Housing Commission (Housing Commission) Board of Commissioners (Board) elect officers, Chair and Vice Chair, for such terms as the Housing Commission Board may establish.

101 HCR22-095 Contract with Yardi Systems Inc., for an Enterprise Resources Planning (ERP) System

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



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- 1) Authorize the award a one-year contract, with four one-year options to renew, to Yardi Systems, Inc. (Yardi) for an Enterprise Resource Planning (ERP) system for a total amount not to exceed \$596,000 for the initial term and \$645,000 for each option year.
- 2) Authorize the President & Chief Executive Officer (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, and to increase compensation by no more than 20 percent of the total agreement amount, if necessary, should the operational need arise, without further action by the Housing Commission Board.
- 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, provided that a copy of the documents, signed as to form by General Counsel, is submitted to each Housing Commissioner.

102 [HCR22-092 Additional Funding for Rapid Rehousing Programs](#)

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

- 1) Authorize the Housing Commission to increase the maximum compensation with People Assisting the Homeless (PATH) in the amount of \$235,820—for a total maximum compensation of \$582,487—to operate a rapid rehousing program for the term of July 1, 2022, through June 30, 2023, funded by the City of San Diego Affordable Housing Fund (AHF) and Homeless Housing, Assistance, and Prevention (HHAP) funding, contingent on the continuance or extension of any related Memorandum of Understanding (MOU) with the City of San Diego.
- 2) Authorize the Housing Commission to increase the maximum compensation with Home Start Inc. (Home Start) in the amount of \$186,690—for a total maximum compensation of \$461,134—to operate a rapid rehousing program for the term of July 1, 2022, to June 30, 2023, funded by the AHF and HHAP funding, contingent the continuance or extension of any related MOU with the City of San Diego.
- 3) Authorize the Housing Commission to increase the maximum compensation with The Salvation Army in the amount of \$196,517—for a total of \$485,406—to operate a rapid rehousing program for the term of July 1, 2022, to June 30, 2023, funded by the AHF and HHAP funding, contingent on the continuance or extension of any related MOU with the City of San Diego.



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- 4) Authorize the President & CEO, or designee, to execute all necessary documents and instruments that are necessary and/or appropriate to implement these approvals, on terms and conditions approved by the President & CEO, or designee, upon the advice of and in a form approved by General Counsel, and to take such actions necessary and/or appropriate to implement these approvals, provided that a copy of the documents, signed as to form by General Counsel, are submitted to each Housing Commissioner.
- 5) Authorize the Interim President & CEO, or designee, to increase the amount of funding per operator agreement by no more than 20 percent of the approved budget and to substitute funding sources for each of the proposed agreements, if necessary, without further action by the Housing Commission Board, but only if and to the extent that funds are determined to be available for such purposes.

103 [HCR22-097](#) [Ratification of the Contract for Security Services with Universal Protections Services, LP](#)

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

- 1) Ratify and approve the retroactive award of a one-year contract to Universal Protection Service, LP, doing business as Allied Universal Security Services, in the amount of \$437,796 to provide security services at the Housing Commission's corporate office building at 1122 Broadway, San Diego 92101, with four one-year options to renew based on the Housing Commission's needs. The cost for each renewal option is fixed by the contract.
- 2) Authorize the President and Chief Executive Officer (President & CEO), or designee, to substitute the identified contract funding sources with other available funding sources so 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.
- 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 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.



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104 [HCR22-096](#) [Ramada Inn – Purchase and Sale Agreement](#)

Advance notice of San Diego Housing Commission 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) Authorize the Housing Commission’s President and Chief Executive Officer (President & CEO), or designee, to execute a Purchase and Sale Agreement (PSA) by and between the Housing Commission and Anjali Enterprises, LLC (Seller), with a purchase price not to exceed \$11,623,000 for the property located at 3737-3747 Midway Dr., San Diego, CA 92110.
- 2) Authorize an Earnest Money Deposit not to exceed \$100,000 as detailed in the staff report.
- 3) Authorize the commencement of Due Diligence and a Due Diligence budget not to exceed \$250,000 as set forth in the staff report.
- 4) Authorize the Housing Commission’s President & CEO, or designee, to substitute approved funding sources with any other available funds as deemed appropriate, contingent upon budget availability.
- 5) Authorize the Housing Commission’s 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 to take such actions as are necessary and/or appropriate to implement these approvals upon the advice of General Counsel, provided that a copy of the documents, signed as to form by General Counsel, is submitted to each Housing Commissioner.

105 [HCR22-073](#) [Workshop & Discussion: San Diego Housing Commission Strategic Plan](#)

San Diego Housing Commission (Housing Commission) staff will provide an informational presentation about the Housing Commission’s Strategic Plan for Fiscal Year (FY) 2022 – 2024, which provides the vision, mission, purpose, core values and strategic priorities for the agency. This Strategic Plan builds upon the agency’s previous Strategic Plans.



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CLOSED SESSION

It is anticipated that the San Diego Housing Commission will convene in closed session on July 8, 2022, 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 REAL PROPERTY NEGOTIATIONS (§ 54956.8)

Property: Ramada Hotel (Sports Arena), 3737-3747 Midway Drive, San Diego, CA 92110; APN 441-250-22-00

Agency Negotiation: Jeff Davis, Emily Jacobs, Buddy Bohrer, Charles B. Christensen; Walter Spath III

Negotiating Parties: Anjali Enterprises, LLC, a California limited liability company (Seller)

Under Negotiation: Instructions to Real Estate Negotiators will concern price and terms of payment.

- V. Announcement of Actions Taken in Closed Session.
- VI. Adjournment.

Adjournment

INFORMATIONAL REPORTS

[HCR22-024 Agency Financial Statements – Third Quarter Fiscal Year 2022 \(Unaudited\)](#)

[HCR22-046 April 2022 Reporting Update for City of San Diego’s Storage Connect Center I](#)

[HCR22-047 April 2022 Reporting Update for the City of San Diego’s Bridge Shelter Programs](#)