



SAN DIEGO  
HOUSING  
COMMISSION

## SPECIAL MEETING AGENDA

**SAN DIEGO HOUSING COMMISSION  
SPECIAL MEETING AGENDA  
SEPTEMBER 20, 2022, 9:00 A.M.  
VIDEO CONFERENCE  
SAN DIEGO, CALIFORNIA 92101**

**Chair Eugene “Mitch” Mitchell  
Vice Chair Ryan Clumpner  
Commissioner Stefanie Benvenuto  
Commissioner Johanna Hester  
Commissioner Kellee Hubbard  
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 San Diego City Council has determined meeting in person would present imminent risks to the health or safety of attendees. The San Diego City Council on September 13, 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](mailto: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](mailto: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](mailto: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**

July 8, 2022, Special Meeting [Minutes](#)

August 19, 2022, Special Meeting [Minutes](#)

August 23, 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 [HCR22-105 Approval of the Award of Job Order Contracting Contracts](#)**

That the San Diego Housing Commission (Housing Commission) Board of Commissioners (Board) 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 Sourcewell.
- 2) Approve the award of 13 separate Job Order Contracting (JOC) contracts that include an



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initial one-year term with two additional one-year contract renewal options to the following companies, each with a value not to exceed maximum annual capacity of \$2,000,000:

- a. All Source Coatings Inc. (General Construction) - SDHC JOC Contract #JOC-23-01
  - b. Harry H. Joh Construction Inc. (General Construction) - SDHC JOC Contract #JOC-23-02
  - c. Horizons Construction Co. Int'l Inc. (General Construction) - SDHC JOC Contract #JOC-23-03
  - d. Pacific Building Group (General Construction) - SDHC JOC Contract #JOC-23-04
  - e. Vincor Construction Inc. (General Construction) - SDHC JOC Contract #JOC-23-05
  - f. ABM Industries Inc. (Electrical) - SDHC JOC Contract #JOC-23-06
  - g. Pacific Lighting Mgt Inc. (Electrical) - SDHC JOC Contract #JOC-23-07
  - h. Horizons Construction Co. Int'l Inc. (Paving) - SDHC JOC Contract #JOC-23-08
  - i. ABM Industries Inc. (Mechanical/HVAC) - SDHC JOC Contract #JOC-23-09
  - j. Harry H. Joh Construction Inc. (Mechanical/HVAC) - SDHC JOC Contract #JOC-23-10
  - k. Mesa Energy Systems, Inc. (Mechanical/HVAC) - SDHC JOC Contract #JOC-23-11
  - l. GeoStabilization International, LLC (Geostablization) - SDHC JOC Contract #JOC-23-12
  - m. Good-Men Roofing & Construction Inc. (Roofing) – SDHC JOC Contract #JOC-23-13
- 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.
- 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, provided that a copy of the documents, signed as to form by General Counsel, is submitted to each Housing Commissioner.

**101**    **[HCR22-099](#)**    **[State of California Housing and Community Development Local Housing Trust Fund Program Project Revision](#)**

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 a revision to the previously approved Housing Authority resolutions (HA-1868 and HA-1903) that authorized the Housing Commission’s President & Chief Executive



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Officer (President & CEO), or designee, in a form of an amended resolution, a revised resolution, or a new resolution, or such other form of resolution, as determined by the office of the City Attorney, to apply on behalf of the City of San Diego, for \$5 million in funding from the State of California's Local Housing Trust Fund Program, to comply with the State of California Department of Housing and Community Development's request to change the resolution to update the list of projects to which the funds would be applied.

- 2) Authorize the Housing Commission's President and Chief Executive Officer (President & CEO), or designee, to substitute approved projects with any other project(s) deemed eligible and further authorize the President & CEO, or designee, to take such actions as are necessary, convenient, and/or appropriate to implement this approval and delegation of authority by the Housing Commission upon advice of the General Counsel.
- 3) Affirm that the President & CEO, or designee, is authorized to commit \$5 million in matching funds on a dollar-for-dollar basis from the City of San Diego's (City) Affordable Housing Fund, as required by the Notice of Funding Availability (NOFA) and as previously approved in Resolution No. HA-1868 and HA-1903.
- 4) Affirm that the President & CEO, or designee, is authorized 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, as previously approved in Resolution No. HA-1868 and HA-1903.

**102**    **[HCR22-101](#)**    **[Admissions and Continued Occupancy Policy Update for Public Housing](#)**

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

- 1) Approve the revised Admissions and Continued Occupancy Policy for Public Housing (Attachment 1), previously known as the Public Housing Occupancy Plan, pursuant to the authority delegated to the Housing Commission Board of Commissioners by the Housing Authority of the City of San Diego in Housing Authority Resolution HA-1036; and
- 2) 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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**103**    **[HCR22-107](#)**    **[Approval of a Contract between the San Diego Housing Commission and Urban Street Angels to operate the City of San Diego Interim Shelter Bed Program for Transition-Age Youth](#)**

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

- 1) Authorize the Housing Commission to enter into an agreement with Urban Street Angels, Inc. (USA) in the amount of \$377,284 for an initial term of October 1, 2022, through June 30, 2023, with four one-year options for renewal, contingent on funding being available for that purpose, for the operation of the City of San Diego Interim Shelter Bed Program for Transition-Age Youth at 1404 5<sup>th</sup> Ave. San Diego, CA 92101, to provide interim shelter and services for persons experiencing homelessness. The funding source for the initial operating term is Homeless Housing, Assistance and Prevention (HHAP) Program funds.
- 2) Authorize the Housing Commission’s President & Chief Executive Officer (President & CEO), or designee, to execute all documents and instruments that are necessary and/or appropriate to implement these approvals, in a form and format 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.
- 3) Authorize the Housing Commission’s President & 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, but only if and to the extent that funds are determined to be available for such purposes.

**104**    **[HCR22-108](#)**    **[Hillcrest Apartments – Renewal of Property Management Services Contract](#)**

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

- 1) Approve an increase of \$17,132 to the Agreement with Hyder Property Management Professionals for property management services at Hillcrest Apartments, 3754 Fifth Avenue, San Diego, CA 92103, for a total one-year contract cost of \$266,045, effective September 29, 2022.
- 2) Approve a contingency amount of no more than 20 percent of the total agreement amount (\$266,498) or \$53,209 if necessary, should the anticipated Property Management fee and



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Reimbursable Items be determined to be higher in future Agreement renewal options, without further action by the Housing Commission Board.

- 3) Authorize the President & Interim Chief Executive Officer (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, provided that a copy of the documents, signed as to form by General Counsel, is submitted to each Housing Commissioner.

**105 [HCR22-109 Amendment to Contract for Plumbing Services with Countywide Mechanical Systems, Inc.](#)**

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

- 1) Authorize an amendment to the Housing Commission's agreement with Countywide Mechanical Systems, Inc. for on-call plumbing services by increasing the maximum compensation in the amount of \$55,000 for a total maximum compensation amount of \$305,000 for the term of the one-year agreement that expired September 14, 2022. The prior maximum compensation amount has not been exceeded at this time, but some invoices are pending payment.
- 2) Authorize the President & 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.

**106 [HCR22-112 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 two-year Memorandum of Understanding (MOU) (Attachment 2) between the Housing Commission and Service



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Employees International Union (SEIU), Local 221 (collectively "Parties"), which SEIU, Local 221 ratified on September 13, 2022.

- 2) Authorize the President & Chief Executive Officer (President & 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 & 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; 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 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, are submitted to each Housing Commissioner.

### **INFORMATIONAL REPORTS**

- [\*\*HCR22-026\*\*](#) [\*\*City of San Diego Affordable Housing Fund Fiscal Year 2022 Annual Report\*\*](#)
- [\*\*HCR22-025\*\*](#) [\*\*Annual Insurance Report – Fiscal Year 2023\*\*](#)
- [\*\*HCR22-091\*\*](#) [\*\*San Diego Housing Commission Semi-Annual Grant Report January 1, 2022, through June 30, 2022\*\*](#)
- [\*\*HCR22-048\*\*](#) [\*\*May and June 2022 Reporting Update for City of San Diego's Storage Connect Center I\*\*](#)
- [\*\*HCR22-049\*\*](#) [\*\*May and June 2022 Reporting Update for the City of San Diego's Bridge Shelter Programs\*\*](#)