

**HOUSING AUTHORITY
OF THE CITY OF SAN DIEGO
REGULAR MEETING MINUTES
TUESDAY, FEBRUARY 3, 2009**

The meeting was called to order as the Housing Authority at 2:58 p.m.

ATTENDANCE

Councilmembers Lightner, Faulconer, Gloria, Young, DeMaio, Frye, Emerald and Hueso were present.

Adoption:

1. Approval of the minutes of:

January 20, 2009

MOTION BY EMERALD TO APPROVE THIS ITEM. SECONDED BY YOUNG.
CARRIED BY UNANIMOUS VOTE OF 8-0.

2. HAR09-002 - Approval of Housing Commission Policy 800.001 – Implementation of Environmental Guidelines (Citywide)

Approve proposed Housing Commission Policy 800.001 implementing certain environmental guidelines.

Housing Authority approve the following actions:

STAFF RECOMMENDATIONS:

That the Housing Authority approve Housing Commission Policy 800.001 “Implementation of Environmental Policy” (Attachment) as drafted by the Housing Commission’s General Counsel.

MOTION BY GLORIA TO APPROVE THIS ITEM. SECONDED BY EMERALD.
CARRIED BY UNANIMOUS VOTE OF 8-0.

3. HAR09-004 – Award of Contract for Architectural Services at Via Las Cumbres (Council District 6)

Approval of the award of “full service” architectural/engineering (A/E) contract to M.W. Steele Group, Inc., a professional architectural firm, for initial architectural planning, discretionary permitting and design and construction administration services related to the development of an affordable senior housing project of approximately 60 units on an existing 19 acre San Diego Housing Commission (SDHC) owned property known as University Canyon located at 2052 – 2095 Via Las Cumbres.

Housing Authority approve the following actions:

STAFF RECOMMENDATIONS:

1. That the Housing Authority approve of award of a “full service” A/E contract to M.W. Steele Group, Inc. in an amount not to exceed \$900,000 for the creation and development of senior affordable housing.
 - a. Phase I is not to exceed \$225,000 to undertake the initial architectural planning and entitlement process including community plan amendment in order to create senior affordable housing.
 - b. Phases II & III are not to exceed \$675,000 for the design preparation and construction drawings and administration of the senior affordable housing.
2. Authorize the President and Chief Executive Officer or designee to execute the contract, in a form to be approved by General Counsel, together with any and all necessary documents, and, if necessary, to expend a contingency of up to \$200,000 for environmental impact report processing and preparation, and design preparation of items not anticipated in the original scope of work.

MOTION BY FRYE TO APPROVE THIS ITEM. SECONDED BY FAULCONER.
CARRIED BY UNANIMOUS VOTE OF 8-0.

4. HAR09-006 - Loan for Golden Age Garden Apartments Supplemental Report (Council District 4)

Approve changes in the financing of Golden Age Garden Apartments.

Housing Authority approve the following actions:

STAFF RECOMMENDATIONS:

1. Funding of the Housing Commission permanent loan for acquisition and rehabilitation would not be subject to the developer obtaining tax credit financing.
2. Deferral of payments on the Housing Commission residual receipts loan until the end of the fourth full year of operation.
3. Either The Amerland Group (Amerland) as the developer and general partner, or the tax credit partnership, Golden Age Housing Partners, LP (Partnership), shall take title to the property.
4. Authorization for the President and Chief Executive Officer of the Housing Commission, or designee, to execute necessary documents.

MOTION BY YOUNG TO APPROVE THIS ITEM. SECONDED BY HUESO.
CARRIED BY UNANIMOUS VOTE OF 8-0.

Council President Hueso adjourned the meeting at 3:34 p.m.