

**HOUSING AUTHORITY
OF THE CITY OF SAN DIEGO
REGULAR MEETING MINUTES
TUESDAY, MARCH 24, 2009**

The meeting was called to order as the Housing Authority at 3:32 p.m.

ATTENDANCE

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

Adoption:

6. HAR09-016 - Housing Commission Approach to the Foreclosure Problem (Citywide)

Approve the Housing Commission's approach to mitigate effects of foreclosures in the City of San Diego.

Housing Authority approve the following actions:

Approve a broad-based approach to minimize and mitigate future foreclosures by:

1. Providing web-based technical support and resources to homeowners facing foreclosure and by monitoring and reviewing proposed foreclosure prevention legislation;
2. Implementing steps to reuse foreclosed properties, and;
3. Updating the Housing Commission's real estate acquisition policy (Attachment) by delegating, under specific conditions, to the President and Chief Executive Officer (CEO) and the Board of Commissioners, authority to acquire single-family properties and multifamily projects for the purpose of providing additional affordable housing. The Housing Authority would retain the right to review any approval within seven days of any Housing Commission action. Updating this policy requires City Council approval to modify the Housing Commission's advisory role in acquisition matters, in accordance with San Diego Municipal Code Section 98.0301(d)(8). A companion report to this item is on today's City Council docket.

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

Council President Hueso adjourned the meeting at 3:33 p.m.

Council President Hueso reconvened the meeting at 3:52 p.m.

1. Approval of the minutes of:

February 24, 2009 and March 3, 2009

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

2. HAR09-007 - Personnel Policies Revision and Delegation of Authority

Housing Authority approval of revisions to the Housing Commission's personnel policies as described in the Summary of Changes (Attachment 1) and delegation of authority to the Housing Commission Board for decisions related to the administration and management of human resource issues.

Housing Authority approve the following actions:

1. Proposed changes to the Personnel Policy Handbook (Attachment 2).
2. Delegation of authority to the Housing Commission Board to make decisions related to the administration and management of human resource issues.

Councilmembers requested a red-lined version of the proposed policy changes prior to any action. Continued to the April 21, 2009 regular meeting.

MOTION BY LIGHTNER TO CONTINUE THIS ITEM. SECONDED BY HUESO.
CARRIED BY UNANIMOUS VOTE OF 8-0.

3. HAR09-008 - Contract for Temporary Employment Agency Services

That the Housing Authority approves temporary employment agency services contracts with both Kelly Services and Manpower of San Diego.

Housing Authority approve the following actions:

Authorize the President/Chief Executive Officer to negotiate and enter into a contract with both Kelly Services and Manpower of San Diego for temporary employment services with the following terms:

1. Each contract term will begin March 1, 2009 for the duration of two (2) years with three (3) additional one (1) year options.
2. The proposed combined expenditures for both temporary employment agencies will not exceed \$500,000 in any contract year.

Councilmembers requested actual payment records to previous temporary agency be provided prior to any action. Continued to the April 21, 2009 regular meeting.

MOTION BY EMERALD TO CONTINUE THIS ITEM. SECONDED BY LIGHTNER.
CARRIED BY UNANIMOUS VOTE OF 8-0.

4. HAR09-013 – Approval of Purchase and Sale Agreement for the Acquisition of Chollas Creek Villas Condominium Project

Recommend that the Housing Authority authorize the President and Chief Executive Officer (CEO) or designee to proceed with the Commission’s proposed acquisition of Chollas Creek Villas Condominium property located at 4805 Castana Street, San Diego, California 92102 (the “Property”).

Housing Authority approve the following actions:

Recommendation 1: Recommend Housing Authority of: (i) the Housing Commission’s purchase of the Property for a total acquisition cost not to exceed \$8.6 million; (ii) authorize the CEO or designee to execute a purchase and sale agreement for the property between the Commission and Chollas Creek 31 LLC as approved by the CEO and General Counsel; and (iii) authorize the CEO to enter into any and all other agreements and execute any and all documents that are approved by General Counsel and are necessary to effectuate the foregoing.

Recommendation 2: Recommend that the Housing Authority authorize an amendment to the fiscal year 2009 Commission’s budget transferring \$6,112,478 of Local Units funds from the Reserves for development to Rental Housing Development for the acquisition of Chollas Creek Villas.

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

5. HAR09-014 - K&A Pacific, Inc. Leasing Arrangements

Approval by the Housing Authority (HA) of the proposed leasing arrangement between the San Diego Housing Commission (HC) and K&A Pacific, Inc. to lease space at the Smart Corner building.

Housing Authority approve the following actions:

That the President & Chief Executive Officer (CEO) or designee be authorized to execute lease documents between HC and K&A Pacific, Inc., for retail space at the Smart Corner building located at 1122 Broadway, on terms set forth in this report and Attachment 1 and in a lease form as approved by General Counsel to the Commission. The lease would have a four (4)-year initial term and two (2) additional four (4)-year options to renew.

MOTION BY FAULCONER TO APPROVE THIS ITEM. SECONDED BY GLORIA.
CARRIED BY UNANIMOUS VOTE OF 7-0. YOUNG ABSENT.

Council President Hueso adjourned the meeting at 4:32 p.m.