

**HOUSING AUTHORITY
OF THE CITY OF SAN DIEGO
AGENDA FOR
REGULAR HOUSING AUTHORITY MEETING
TUESDAY, FEBRUARY 28, 2012 AT 2:00 PM
COUNCIL CHAMBERS:
202 C STREET, SAN DIEGO, CA 92101**

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Questions Regarding Agenda Items: For specific questions regarding any item on the Housing Authority agenda, please contact Pari Ryan (619) 578-7547. Internet access to agendas and reports is available at www.sdhc.org/Media-Center/SDHC-Meetings/Housing-Authority-Meetings/.

Housing Authority Non-Agenda Comments: Members of the public may address the Housing Authority on items of interest within the Housing Authority's jurisdiction that have not been previously before the Housing Authority. Comments relating to items on today's agenda are to be taken at the time the item is heard.

Consent Agenda:

Members of the public may request that an item be pulled from the Consent Agenda by submitting a Speaker Request Form prior to the start of the meeting. The item will then be discussed separately and public testimony taken.

1. HAR12-013 – San Diego Housing Commission's Business Systems Strategic Plan

That the Housing Authority:

- 1) Authorize the President & Chief Executive Officer ("CEO"), or designee, to execute a purchase agreement with Yardi, under a General Services Agreement (GSA) Schedule 70 contract, to expand the Housing Commission's existing Yardi Enterprise Management Software system and associated implementation services, as well as additional non-Yardi consultants/contractors/temps, for the Housing Commission at a one-time cost of \$1,657,475.
- 2) Approve an amendment to the FY12 budget in the amount of \$459,380, transferring the funds required from Reserves to Information Technology to support the additional right to use software licenses, migration, expansion and implementation of the Yardi system.
- 3) Authorize the President & CEO, or designee, to execute amendments/extensions in one-year increments for the Software License and Service Agreement (Purchase Agreement), as approved as to form by General Counsel, for a maximum of ten years, which compensation for amendments/extensions shall be based on the prior year's cost, plus an escalation percentage cap equal to the Consumer Price Index, and, if necessary, cost for an increase in additional Housing Commission units' support, utilizing funds that have

been approved through the Housing Commission and Housing Authority annual budget process.

- 4) Authorize the President & CEO, or designee, in a form approved by General Counsel, to execute all necessary documents to complete this action and implement these approvals and to further authorize the President & CEO, or designee, to take such actions as are necessary and appropriate to implement these approvals by the Housing Authority.

Adoption Agenda:

2. HAR12-012 – Juniper Gardens Loan Request

That the Housing Authority:

- 1) Approve a residual receipts loan to Wakeland in an amount up to \$2,844,132 to be used as gap financing for the rehabilitation of 39 units of affordable rental housing and one manager's unit, contingent upon Wakeland obtaining all necessary third-party funding commitments, including 9 percent tax credits and an extension of the HAP contract.
- 2) Authorize the President & Chief Executive Officer ("CEO") of the San Diego Housing Commission ("Housing Commission"), or designee:
 - a. To execute all necessary documents and instruments to effectuate the transaction, in a form approved by General Counsel, and authorize the President & CEO, or designee, to take such actions as are necessary and appropriate to implement these approvals by the Housing Authority; and
 - b. To adjust financing terms/conditions as necessary for consistency with requirements of other funding sources or to accommodate market changes, not to exceed the maximum Housing Commission loan amount of \$2,844,132.

Adjournment