

**HOUSING AUTHORITY  
OF THE CITY OF SAN DIEGO  
REGULAR MEETING MINUTES  
TUESDAY, FEBRUARY 28, 2012**

**The Regular Housing Authority Meeting was called to order at 2:03 p.m.**

**ATTENDANCE**

Councilmembers Lightner, Council President Pro Tem Faulconer, Gloria, Council President Young, DeMaio, Zapf, Emerald, and Alvarez were present.

**Consent Agenda:**

**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.

**MOTION BY COUNCILMEMBER EMERALD TO APPROVE THIS ITEM ON CONSENT.  
SECONDED BY COUNCILMEMBER YOUNG AND CARRIED BY A UNANIMOUS VOTE  
OF 8-0.**

## **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.

*No staff report was requested. Councilmember Gloria expressed his support for the project.*

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

## **Adjournment**

**Council President Young adjourned the Regular Meeting at 2:06 p.m.**