

**HOUSING AUTHORITY  
OF THE CITY OF SAN DIEGO  
REGULAR MEETING MINUTES  
TUESDAY, JANUARY 26, 2010**

The Housing Authority meeting was called to order at 3:19 p.m.

**ATTENDANCE**

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

**Adoption:**

**1. HAR10-003 – Proposed Fiscal Year 2010 Budget Revision (Citywide)**

That the Housing Authority approve this revision (Attachments 1-7 of staff report) that will result in a net increase to the Fiscal Year 2010 budget of \$31,998,087 bringing the FY10 budget to \$317,442,975.

*Carrol Vaughan, Executive Vice President & Chief Operating Officer and John Pfeiffer, Vice President Financial Services presented staff report.*

*Councilmember Gloria requested confirmation from staff that there were no raises as a result of the Classification and Compensation Study. SDHC staff confirmed that the increase in salary and benefits was a result of the staff increases and not a result of the Classification and Compensation Study. He asked if the IBA had an opportunity to review the item. The IBA staff confirmed review and stated they are satisfied with the item and documentation being presented.*

*Councilmember DeMaio asked what the agency's plan was for the Classification and Compensation Study. Ms. Vaughan stated that the agency planned to bring the study back to the Housing Authority at a later date.*

*Councilmember DeMaio also asked staff regarding the debt service amount allocated for the FY2010 budget and how it was reflected in the proposed budget revision as well and stated for the record that he absolutely supported giving SDHC streamline authority however the Council could not turn over its authority for the allocation of debt incurred with tax payer dollars.*

*Sue Montague, Budget Analyst for SDHC responded to Councilmember DeMaio's question regarding debt service amount for FY2010.*

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

**2. HAR10-004 - Offer to Purchase 3051 Camino Aleta**

1. Determine the property located at 3051 Camino Aleta to be surplus in accordance with the provisions of California Health and Safety Code 34315.7 and Housing Commission Policy No. 600.103; and to find that such determination will allow

- the Housing Commission to sell the property to a qualified buyer under provisions of Health and Safety Code Sections 34325.7;
2. Accept the \$214,800 offer to purchase the property at 3051 Camino Aleta as submitted by C.M. Horriat; and
  3. Authorize the President and Chief Executive Officer, or designee, to execute any and all documents and receive the sale proceeds.

*Carrol Vaughan, Executive Vice President & Chief Operating Office and Vicki Monce, Real Estate Department answered question from Councilmember Emerald.*

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

**3. HAR10-006- Acquisition of Vista Verde for Public Housing (Council District 8)**

Housing Authority approval of the following actions:

1. Approve the acquisition and rehabilitation of Vista Verde as a 40-unit public housing development in the estimated total development cost amount of \$5,183,037 (\$129,576/unit) utilizing ARRA capital fund stimulus monies supplemented with other public housing funds that are limited to expenditure on approved public housing uses.
2. Authorize an amendment to the Annual Contributions Contract between the Housing Authority of the City of San Diego and HUD to add this property as a public housing project, and recordation of a Declaration of Trust with a term of 40 years, restricting the property at rent and income levels required under the public housing program and as further described in this report.
3. Approve the forgiveness of interest on a Commission subordinate 55-year residual receipts HOME program loan, contingent upon closing of the purchase and sale of the Property, with a present interest rate of 5.76 percent, compounded annually on a \$1,400,370 loan with interest calculated to be \$1,004,906 as of December 31, 2009, and instead accept pay-off of the original principal amount of \$1,400,370 in HOME funds which shall be returned to the Commission and be available for additional affordable housing development.
4. Authorize the Chief Executive Officer ("CEO") to execute any and all documents necessary, including a guaranty in a form as approved by General Counsel, to allow the Commission to acquire the Property and award contracts consistent with the HUD Development Cost Budget for completion of the project in accordance with the Commission's procurement policies and in a form and upon terms as approved by General Counsel that are within the total development cost limits as imposed by HUD.
5. Authorize earnest money deposits payable to Owner in the amount of no greater than \$50,000, which shall be applicable to the purchase price but shall be non-refundable upon release of the due diligence contingencies.

*Report by staff was not requested.*

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

#### **4. HAR10-007- Mobile Home Parks Policy 300.401**

Authorize the Commission President and Chief Executive Officer (CEO) to amend Mobile Home Park Policy 300.401, as shown on the attached Draft Revised Policy (Attachment 1). The proposed revision includes:

1. Ability for a mobile home owner to sell the mobile home to the park owner and forfeit the relocation subsidy or sell the mobile home to a third party in addition to receiving the relocation subsidy;
2. Monitoring compliance and technical assistance fees;
3. Reimbursement to the Commission by the applicant for expenses incurred for legal and/or consultant review of relocation plans; and
4. A requirement that the mobile home park owner provide as part of the relocation plan, a self-certification verifying compliance with Municipal Code Section 143.0640 (a)(1) though (4).

*Victoria Joes, Sr. Program Analyst, presented staff report.*

*Councilmember Emerald asked staff a number of questions surrounding resident relocation time.*

*Councilmember Gloria reiterated that this policy sets the ground for relocation and that nothing could prevent Council from negotiating for tenants on an individual basis beyond the 42 months stated in the policy.*

*Keith Rodes, Vice Chair of the Mobile Homes Community Issues Committee spoke in favor of this item.*

**MOTION BY GLORIA TO APPROVE THS ITEM. SECONDED BY HUESO AND CARRIED BY A UNANIMOUS VOTE OF 8-0.**

**Council President Hueso adjourned the meeting at 3:51 p.m.**