

MINUTES

**SAN DIEGO HOUSING COMMISSION
MINUTES OF THE REGULAR MEETING
MARCH 20, 2009, 9:00 A.M.
SMART CORNER
SAN DIEGO, CALIFORNIA**

ATTENDANCE

Present were Chair Sal Salas and Commissioners Jennifer Adams-Brooks, Khadija Basir, Sam Guillen, Gary Gramling and Allen Sims. Also present were Chuck Christensen, General Counsel and President and CEO Richard Gentry. Commissioner Yip was absent.

10 CALL TO ORDER

Chair Salas called the meeting to order at 9:04 a.m.

20 PUBLIC COMMENT

Paul Cleary representing Grid Alternatives gave a short presentation to the board regarding alternative energy resources.

30 COMMISSIONER COMMENT

Commissioner Gramling mentioned the upcoming April 9, 2009 Affordable Solar Heating Conference presented by Center for Energy Sustainability. Chair Salas talked about the grand opening of Villa Nueva in San Ysidro. He congratulated Commissioner Basir for her recent graduation from the San Diego Housing Commission Family Self Sufficiency Program.

Chair Salas remarked on his recent trip to the annual NAHRO (National Association of Housing and Redevelopment Officials) Legislative Conference in Washington, DC with Mr. Gentry, stating that during their congressional visits, the primary discussions were about Neighborhood Stabilization Program (NSP) and foreclosures.

40 REPORT BY PRESIDENT & CHIEF EXECUTIVE OFFICER

Mr. Gentry stated he concurred with Chair Salas' comments adding that this year's conference included HUD Secretary Shaun Donovan and other HUD officials as well as legislative members. He also mentioned the congressional meetings were very productive,

adding there is still quite a bit of follow-up to do on the housing issues. Finally, he mentioned the next Housing Commission meeting will be a budget workshop on April 17, 2009 and will be held at the Westgate.

CONSENT AGENDA

MOTION BY ADAMS-BROOKS TO APPROVE THE FOLLOWING ITEMS ON CONSENT:

100 HCR09-028 Award of Contract for Kitchen & Bathroom Upgrades at Via Las Cumbres (District 6)

Recommendations:

1. Recommend that the Housing Commission approve the award of a contract to Sun Country Builders, Inc., in the amount of \$136,800 for kitchen and bathroom upgrades at the Housing Commission site located at 2052-2095 Via Las Cumbres in the City of San Diego.
2. Authorize the President & Chief Executive Officer or designee to execute the contract (Attachment 1) and expend up to a ten percent contingency (\$13,680) if necessary, for items not anticipated in the original scope of work.

101 HCR09-001 Contracts for Temporary Employment Agency Service

Recommendations:

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.

102 HCR09-029 Application for Mortgage Credit Certificate Allocation (Citywide)

Recommendation: Approval by the Housing Commission and the Housing Authority to submit an application and pay required deposits to the California Debt Limit Allocation Committee (CDLAC) for up to a \$25 million MCC allocation during calendar year 2009.

**103 HCR09-025 Housing Enhancement Loan Program in the College Grove
Redevelopment Project Area (Council District 4)**

Recommendations:

1. Authorize the President and Chief Executive Officer or designee of the Housing Commission to execute the Agreement and Guidelines with the City Redevelopment Agency to administer the Housing Enhancement Loan Program for the College Grove Redevelopment Project Area.
2. Approve an increase of \$200,000 for the Housing Commission's Fiscal Year 2009 budget for owner-occupied Housing Rehabilitation loans to incorporate the tax increment housing set-aside funds for the initial funding of the College Grove Redevelopment Area HELP program.

**104 HCR09-031 Housing Enhancement Loan Program in the Grantville
Redevelopment Project Area (Council District 7)**

Recommendation: Authorize the President and Chief Executive Officer or designee of the Housing Commission to execute the Agreement and Guidelines with the City Redevelopment Agency to administer the Housing Enhancement Loan Program for the Grantville Redevelopment Project Area.

SECONDED BY GUILLEN AND CARRIED ON A UNANIMOUS VOTE OF 6-0 WITH YIP ABSENT.

ACTION AGENDA

**105 HCR09-033 Authorization for the acceptance and utilization of American
Recovery and Reinvestment Act Grant Funds (Citywide)**

Senior Program Analyst Maurcell Gresham gave a staff report.

MOTION BY GRAMLING TO APPROVE THE FOLLOWING RECOMMENDATIONS: 1) AUTHORIZE THE PRESIDENT & CHIEF EXECUTIVE OFFICER OR DESIGNEE TO ACCEPT THE AMERICAN RECOVERY AND REINVESTMENT ACT OF 2009 REPLACEMENT HOUSING GRANT, AVAILABLE TO THE COMMISSION, IN THE AMOUNT OF \$2,173,051 PURSUANT TO THE PROVISION OF SAN DIEGO MUNICIPAL CODE SECTION 98.0301(D); 2) AUTHORIZE THE PRESIDENT & CHIEF EXECUTIVE OFFICER OR DESIGNEE TO AUTHORIZE THE PROPOSED USE OF SAID GRANT FUNDS IN ACCORDANCE WITH APPROVED BUSINESS PLAN AND APPLICABLE POLICIES; AND 3) INCLUDE THE FUNDING IN THE FY2010 BUDGET CURRENTLY BEING DEVELOPED. SECONDED BY BASIR AND CARRIED ON A UNANIMOUS VOTE OF 6-0 WITH YIP ABSENT.

**106 HCR09-030 Workshop Discussion: Neighborhood Stabilization Program
Funds for First Time Homebuyer Programs**

Loan Management Supervisor Vicki Monce gave a staff report.

Workshop only. No action taken.

CLOSED SESSION

The San Diego Housing Commission convened in closed session.

- a. Conference with Legal Counsel-Existing Litigation pursuant to subdivision (c) of 54954.5 Government Code and subdivision (a) of Section 54956.9:

Abdulali Ali v. San Diego Housing Commission
San Diego Superior Court, Case No. 37-2008-00096873-CU-WM-CTL

INFORMATIONAL ONLY

- b. Conference with Legal Counsel-Existing Litigation pursuant to subdivision (c) of 54954.5 Government Code and subdivision (a) of Section 54956.9:

Davis Framing, Inc. v. Sigsbee Row, LLC, Preferred Bank, D&A Daily Mortgage Fund III, L.P., San Diego Housing Commission, et al.
San Diego Superior Court, Case No. 37-2008-00096227-CU-BC-CTL

INFORMATIONAL ONLY

- c. Conference with Legal Counsel-Anticipated Litigation pursuant to subdivision (c) of 54954.5 Government Code and subdivision (a) of Section 54956.9:

Anticipated litigation initiated by a former employee against the San Diego Housing Commission

BY A VOTE OF 6-0 THE BOARD GAVE DIRECTION TO ANTICIPATE LITIGATION.

- d. Conference with Legal Counsel-Negotiation with Real Property Negotiator pursuant to subdivision (b) of 54954.5 Government Code and Section 54956.8:

Property: Chollas Creek, 49th Street and Charles Lewis Way, San Diego, California, Parcel Nos. 547-330-64 and 547-330-65

NO DISCUSSION

ADJOURNMENT

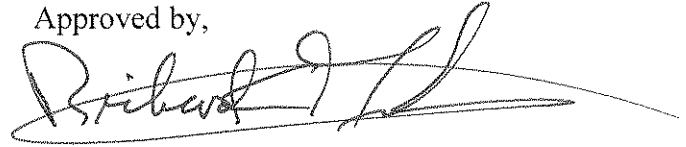
Chair Salas adjourned the regular meeting at 11:24 a.m.

Respectfully submitted,



Angie Risotti
Executive Assistant to the President and CEO

Approved by,



Richard C. Gentry
President and CEO