

**HOUSING AUTHORITY
OF THE CITY OF SAN DIEGO
SPECIAL MEETING MINUTES
TUESDAY, SEPTEMBER 11, 2007**

The meeting was called to order as the Housing Authority at 2:07 pm.

ATTENDANCE

Members Faulconer, Atkins, Young, Maienschein, Frye, Madaffer, and Hueso were present. Chair Peters was not present.

ADOPTION:

3. Funding for the City's 2007-08 Homeless Emergency Shelter Program

NO ACTION TAKEN. THIS ITEM WAS CONTINUED FROM THE JUNE 5, 2007 HOUSING AUTHORITY MEETING, IS SUPERSEDED BY ITEMS 2 & 4 AND WAS RETURNED TO STAFF.

Council President Pro Tem Young adjourned the meeting at 2:07 pm.

The meeting reconvened as the Housing Authority at 4:17 pm.

1. 2007 HUD SuperNOFA Grant Applications

The ratification of four (4) grant applications submitted under the United States Department of Housing and Urban Development's (HUD) 2007 SuperNOFA, and revision of the FY08 Housing Commission Budget.

Housing Authority approves the following actions:

1. Ratify four (4) applications submitted to HUD. The grants will fund self-sufficiency efforts to help housing-assisted families gain economic independence and assist disabled and elderly residents to maintain independent living. The applications include:
 - a. \$393,000 for Housing Choice Voucher Family Self-Sufficiency Program Coordinators;
 - b. \$131,000 for Public Housing Family Self-Sufficiency Program Coordinators;
 - c. \$350,000 for the Resident Opportunity and Self-Sufficiency Family & Homeownership Program;
 - d. \$350,000 for the Resident Opportunity and Self-Sufficiency for Elderly and Persons with Disabilities Program.

2. Authorize revision of the FY08 Housing Commission Budget to reflect the addition of awarded funds, and authorize the Chief Executive Officer (CEO) to execute all required documents to receive the funds.
3. Authorize the Housing Commission Board to approve submission of grant applications for Resident Initiatives programs and to amend the Housing Commission budget to include the funds received should these applications be approved.

A MOTION BY MADAFFER TO ADOPT THIS ITEM WITH AN AMENDMENT TO INFORM THE HOUSING AUTHORITY AS GRANTS ARE FUNDED, AND WITH A CUMULATIVE REPORT ON A SEMI-ANNUAL BASIS OF GRANTS APPLIED FOR AND RECEIVED BY HOUSING COMMISSION. SECONDED BY ATKINS AND CARRIED ON A UNANIMOUS VOTE OF 7-0 WITH DISTRICT 1 NOT PRESENT.

4. Funding Plan for the Homeless Emergency Shelter Program

Identify a sustainable, multi year funding plan for the City's Homeless Emergency Shelter Program, as described below.

Housing Authority approves the following actions:

- 1) Continue to work with the County of San Diego to coordinate services for homeless individuals and families;
- 2) Utilize the Housing Trust Fund for a portion of Cortez Hill transitional housing program budget;
- 3) Consider reducing grant funding for social services programs that use Community Development Block Grant (CDBG) Social Services using one or a combination of methods described below;
- 4) Commit City revenues freed up by items 2 and 3 for the Homeless Emergency Housing Program; and
- 5) Establish a Winter Shelter Reserve Fund in the FY09 Housing Commission Budget to fund any remaining gap.

A MOTION BY MADAFFER TO REFER THIS ITEM TO THE BUDGET COMMITTEE. SECONDED BY YOUNG AND CARRIED ON A UNANIMOUS VOTE OF 7-0 WITH DISTRICT 1 NOT PRESENT.

Council President Pro Tem Young adjourned the meeting at 4:27 pm.

The meeting reconvened as the Housing Authority at 4:39 pm.

2. **Sale of a Housing Commission First Trust Deed Note with an option to sell the Hotel Metro site located at 434 and 435 13th Street (Council District 2)**

Approve the sale to the Redevelopment Agency of the City of San Diego of a \$344,200 First Trust Deed Note for 434 and 435 13th Street and enter into an option agreement whereby the Redevelopment Agency may purchase the property from the Housing Commission; reduce the

annual ground lease payment due to the Housing Commission; and amend the Fiscal Year 2008 Housing Commission budget adding \$344,200 to Special Purpose Housing for the City's homeless shelters.

Housing Authority approves the following actions:

1. Sale to the Redevelopment Agency of the principal of the \$344,200 Housing Commission First Trust Deed Note received from San Diego SRO Limited Partnership (Partnership) for the Hotel Metro with the Housing Commission retaining the right to receive interest on the note accrued to the date of the sale and the Redevelopment Agency acquiring the right to receive interest that accrues after the date of the sale;
2. Negotiation of an option agreement by the President and Chief Executive Officer and the Chair of the Housing Commission, with advice from General Counsel, whereby the Housing Commission's remaining loans and the land may be sold to the Redevelopment Agency within a period of not more than two years for an amount equal to not less than \$627,032;
3. Negotiation of the Housing Commission's right to receive a percentage of the proceeds from any sale of the land by the Redevelopment Agency, within the option, by the President and Chief Executive Officer and Chair of the Housing Commission with advice from General Counsel;
4. Temporarily reduce annual Partnership lease payments on the land to \$100 per year until sale of the Housing Commission's interest in the property is effectuated, but not longer than two (2) years after consummation of the assignment of the note;
5. An amendment to the FY2008 Housing Commission budget reflecting the addition of \$344,200 for loans and grants for Special Purpose Housing and the use of those funds for the City's Homeless Emergency Shelter Program; and,
6. Execution of any and all documents required to effectuate the foregoing by the Housing Commission's President and Chief Executive Officer.

A MOTION BY FAULCONER TO ADOPT THIS ITEM. SECONDED BY ATKINS AND CARRIED ON A UNANIMOUS VOTE OF 7-0 WITH DISTRICT 1 NOT PRESENT.

Council President Pro Tem Young adjourned the meeting at 4:39 pm.