

AGENDA



AGENDA 498

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**HOUSING AUTHORITY
OF THE CITY OF SAN DIEGO
REGULAR MEETING
TUESDAY, NOVEMBER 18, 1997
COUNCIL CHAMBERS - 12TH FLOOR
202 C STREET
SAN DIEGO, CALIFORNIA
10:00 A.M.**

CALL TO ORDER

PUBLIC COMMENT

At this time individual(s) may address the Housing Authority on any subject in its area of responsibility on any matter not presently pending before the Authority. Communications are limited to three (3) minutes. Pursuant to the Brown Act, no discussion or action shall be taken by the Authority. Please fill out a **SPEAKER REQUEST FORM** and submit it to the secretary prior to the meeting.

REPORT BY THE EXECUTIVE DIRECTOR

ADOPTION AGENDA - CONSENT

Members of the public may cause an item to be "pulled" from the Consent Agenda by submitting a Speaker Request Form **prior to the meeting**. This item will then be discussed separately and public testimony taken.

1 **APPROVAL OF THE MINUTES**

Approval of the Minutes of the Meeting of October 21, 1997.

2 HCR97-141 - Accept Funding from the California Wellness Foundation for the "Computers in Our Future" Program (District 8) - CONTINUED FROM OCTOBER 21, 1997 HOUSING AUTHORITY MEETING.

Recommendation #1: It is recommended that the Housing Authority authorize the Executive Director to accept the award of \$525,000 from the California Wellness Foundation's "Computers in Our Future" Program.

Recommendation #2: It is recommended that the Housing Authority authorize the Executive Director to amend the budget and add a position as detailed in this report.

Fiscal Impact: This is a four-year grant project as shown in Attachment 2. Approval of this action would increase the activity of Youth, Family, & Senior Programs for FY98 budget by the following: Salaries & Benefits - \$43,291; Services & Supplies - \$3,690; and Housing Programs - \$44,681. Reserves will total \$433,338 for the remaining three years of the program.

Previous Related Actions(s): On November 18, 1996 the Housing Commission authorized the Executive Director to submit a grant application for this program. On September 22, 1997 the Housing Commission approved this item by a vote of 6-0. At the October 21, 1997 Housing Authority meeting, Councilmember Vargas requested that this item be continued to the November 18, 1997 Housing Authority meeting.

3 HCR97-156 - Accept Funding Awarded from HUD for Economic Development with the City Heights Community Development Corporation (Districts 3 and 4)

Recommendation No. 1: Ratification of the Housing Commission's recent submission of a grant application and award of funds from HUD for the Community Partnerships for Resident Uplift and Economic Development Program in partnership with the City Heights Community Development Corporation.

Recommendation No. 2: Authorize the Executive Director to execute the documents necessary to implement the program, including amending the agency budget to include the funds received.

Recommendation No. 3: Approve an amendment to the FY98 Budget adding \$300,000 for the Community Partnerships for Resident Uplift and Economic Development Program to the activities Operation of Self-Sufficiency and Reserves.

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Fiscal Impact: In the Resident Services Operation and Self-Sufficiency Activity, \$17,612 will be added to services and supplies and \$54,306 will be added to Housing Programs. The balance of the grant, \$228,082, will be added to Reserves to continue this program through fiscal year 2000. Total estimated administrative fees of \$10,202 would be available to the Commission.

Previous Related Action(s): On July 14, 1997, the Housing Commission approved submission of an application for funding under HUD's Economic Development and Supportive Services Program for a grant of \$405,000 in order to increase self-sufficiency and support continued independent living for elderly and disabled residents. Action on that application is still pending. This item was approved by the Housing Commission on November 3, 1997 by a vote of 6-0.

4 HCR97-154 - FY98 Inclement Weather Shelter Program (Citywide)

Recommendation: Authorize the Executive Director to execute the Memorandum of Understanding (Attachment 1 to the staff report) with the City of San Diego to partially underwrite, in the amount of \$245,000, the FY98 Homeless Inclement Weather Shelter Program. Authorization of funding in that amount would require an FY98 budget increase of \$100,000 to provide the additional funds, requested by the City to off-set increased expenses anticipated for the FY98 program.

Fiscal Impact: \$145,000 in FY98 funds has already been budgeted for the program. The FY98 budget would increase by adding \$100,000 of carryover funds from the La Jolla Promenade Project settlement to provide for an increase of \$100,000 in Loans and Grants in the Housing Finance and Development activity of Funding of Affordable Housing Activities.

Previous Related Action(s): From February 1991 through June 1996, the Housing Commission contracted with nonprofit providers for the provision of cold weather shelter services for the homeless. In November 1996 the Commission voted to transfer FY97 monies directly to the City in an effort to streamline funding for the time-sensitive program. On November 3, 1997 this item was approved by the Housing Commission by a vote of 6-0.

5 HCR97-159 - OFFER TO PURCHASE: 4233 ALBATROSS DRIVE (District 2)

Recommendation: It is recommended that the Housing Authority:

- a) Accept the offer by Gerald M., Maureen M. and Rosemary Boyle of \$280,000 to purchase the property located at 4233 Albatross Drive.

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- b) Provide a shared equity second trust deed not to exceed \$50,000 at three percent interest deferred for 30 years.
- c) Authorize the Executive Director to execute the documents necessary to complete the transaction.

Fiscal Impact: Sale of the property for \$280,000 would result in the recapture of all loan funds and expenses, plus a net gain of approximately \$4,800 (excluding staff costs).

Previous Related Action(s): On April 10, 1992, the Housing Commission accepted the recommendation of the Housing Trust Fund Board of Trustees and approved a loan up to \$100,000 to Christian Social Concerns. On November 14, 1994, the Housing Commission adopted the amended policy on Housing Commission Loan Defaults, Foreclosures, and Disposition of Property Acquired (Policy 600.103). On May 8, 1995, the San Diego Housing Trust Fund Board of Trustees approved funding a \$3,077.15 Special Needs Grant to Christian Social Concerns. On March 11, 1997, the Executive Director authorized the Trustee's sale to proceed. On August 8, 1997, Housing Commission Report HCR97-101 informed the Board that, consistent with Commission Policy No. 600.103, the property had been listed for sale with a real estate broker. On November 3, 1997 the Housing Commission approved this item by a vote of 6-0.

6 HCR97-150 - Sale of 642-648 W. Hawthorn Street (District 2)

Recommendation: It is recommended that the Housing Authority authorize:

1. Acceptance of the offer of \$318,600 submitted by Anthony H. Gaussoin, with the condition that the property is sold in its "as-is" condition.
2. Acceptance of the offer of \$300,000 submitted by Craig Lanser as a back-up in the event that the primary offer does not result in purchase of the subject property.
3. The Executive Director to execute all documents necessary to complete the sale.

Fiscal Impact: Sale of the property for \$318,600 would result in an estimated net loss of \$201,800.

Previous Related Action(s): On November 14, 1994, the Housing Commission adopted the amended policy on Housing Commission Loan Defaults, Foreclosures and Disposition of Property Acquired (Policy No. 600.103). On March 8, 1995, Housing Commission acquired

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title to the property through a Trustee's Sale authorized by the Board in closed session. On September 18, 1995 the Housing Commission approved holding the project and renting units to very low income tenants. On September 16, 1996, the Housing Commission agreed to continue holding the project for possible use under HUD's Youthbuild Program, which subsequently was not funded. On August 8, 1997, Housing Commission Report HCR97-101 was issued and informed the Board of staff's intent to offer the subject property for sale. On November 3, 1997, this item was approved by the Housing Commission by a vote of 6-0.

7 HCR97-158 - Award of Contract to PeopleSoft, Inc. for Financial Systems Software (Citywide)

Recommendation: It is recommended that the Housing Authority authorize the Executive Director to negotiate a contract not to exceed \$379,125 for financial software with PeopleSoft, Inc.

Fiscal Impact: \$379,125. Additional funds will be required for system implementation, including consulting services, position backfill, future software upgrades, software support, travel and training.

Previous Related Action(s): This item was approved by the Housing Commission on November 3, 1997 by a vote of 6-0.

ADJOURNMENT