

**RESOLUTION NO. 138-99**  
(Adopted September 14, 1999)

**AUTHORIZING A GRANT AGREEMENT IN AN AMOUNT NOT TO EXCEED \$22,350 WITH THE NAMIKI TENANT ASSOCIATION AND A FISCAL AGENT CONTRACT WITH MOORE, STEPHENS, LEE & QUAN ACCOUNTING SERVICES, FOR RESIDENT CAPACITY BUILDING AND PRELIMINARY FINANCIAL FEASIBILITY ACTIVITIES UNDER THE RESIDENT CAPACITY GRANT PROGRAM, AS PART OF THE AGENCY'S HOUSING PRESERVATION PROGRAM FOR THE NAMIKI APARTMENTS LOCATED AT 1776 SUTTER STREET, WESTERN ADDITION A-2 REDEVELOPMENT PROJECT AREA**

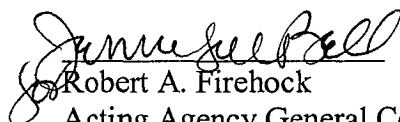
**BASIS FOR RESOLUTION**

1. The expiration of project-based Section 8 contracts poses a serious threat to San Francisco's affordable housing stock. Many of the housing developments with expiring Section 8 contracts are located in Redevelopment Project Areas.
2. There is a compelling need for the residents of these developments to become organized and to explore the possibility of facilitating a transfer of ownership. The status of the Section 8 program is changing and evolving and residents face the possibility of losing their access to affordable housing.
3. The Namiki Tenant Association wishes to directly address the impact of the expiring Section 8 issue by hiring consultants to help it increase resident participation and become a fully informed body. Its Fiscal Agent, Moore, Stephens, Lee & Quan Accounting Services, will be retained to perform bookkeeping and accounting services, and has twenty-five years experience in managing finances.
4. The Namiki Tenant Association has requested \$22,350 to fund resident capacity building and preliminary financial feasibility activities.
5. The Agency's Housing Preservation Program budget includes funds for this grant for 1999-2000 through the Resident Capacity Grant Program.

## RESOLUTION

ACCORDINGLY, IT IS RESOLVED THAT the Executive Director is authorized to enter into a Grant Agreement in an amount not to exceed \$22,350 with the Namiki Tenant Association, an unincorporated association, and a Fiscal Agent Agreement with Moore, Stephens, Lee & Quan Accounting Services, a Limited Partnership, for resident capacity building and preliminary financial feasibility activities under the Resident Capacity Grant Program, as part of the Agency's Housing Preservation Program, in substantially the form lodged with the Agency General Counsel.

APPROVED AS TO FORM

  
Robert A. Firehock  
Acting Agency General Counsel