

REQUEST FOR HOUSING AUTHORITY ACTION CITY OF SAN DIEGO						1. CERTIFICATE NUMBER:	
TO: CITY ATTORNEY		2. FROM: (ORIGINATING DEPARTMENT) SAN DIEGO HOUSING COMMISSION			3. DATE June 10, 1999		
SUBJECT: Sale of Public Housing Site Located at 3871-3877-1/2 44th Street to City Redevelopment, and related actions							
5. FOR INFORMATION, CONTACT: (NAME & MAIL STA.) WENDY DEWITT MS49				6. TELEPHONE NO. 525-3629		7. CHECK HERE IF BOX 1472A, "DOCKET SUPPORTING INFORMATION," HAS BEEN COMPLETED ON PAGE 2:	
8. COMPLETE FOR ACCOUNTING PURPOSES							
FUND					9. ADDITIONAL INFORMATION / ESTIMATED COST: Costs of City Attorney's review should be billed to OUSA 346		
DEPT.							
ORGANIZATION							
OBJECT ACCOUNT							
JOB ORDER							
C.I.P. NO.							
AMOUNT							
10. ROUTING AND APPROVALS							
ROUTE (#)	APPROVING AUTHORITY	APPROVAL SIGNATURE	DATE SIGNED	ROUTE (#)	APPROVING AUTHORITY	APPROVAL SIGNATURE	DATE SIGNED
1	Chief Executive Officer	<i>[Signature]</i>	6-10-99		CITY MANAGER		
					AUDITOR		
				2	CITY ATTORNEY	<i>[Signature]</i>	6-14-99
				3	ORIGINATING DIVISION	<i>[Signature]</i>	6-14-99
					MGR. DOCKET COORD.		
					COUNCIL REP.		
					<input checked="" type="checkbox"/> RULES COMMITTEE	<input type="checkbox"/> CONSENT	<input checked="" type="checkbox"/> ADOPTION
					<input type="checkbox"/> Refer to _____		Date 6-29-99
11. PREPARATION OF: <input checked="" type="checkbox"/> RESOLUTION(S) <input type="checkbox"/> ORDINANCE(S) <input type="checkbox"/> AGREEMENT(S) <input type="checkbox"/> DEED(S)							
Authorizing the Chief Executive Officer to sell 3871-3877-1/2 44th Street to the City Redevelopment Agency at fair market value and further to execute all necessary documents in connection with the sale on behalf of the Housing Authority.							
11a. CHIEF EXECUTIVE OFFICER'S RECOMMENDATIONS: APPROVE THE RESOLUTION							
12. SPECIAL CONDITIONS (REFER TO A.R. 3.20 FOR INFORMATION ON COMPLETING THIS SECTION.)							
COUNCIL DISTRICT(S): 3							
COMMUNITY AREA(S): CITY HEIGHTS							
ENVIRONMENTAL IMPACT: EXEMPT							
OTHER ISSUES:							

HOUSING AUTHORITY OF
THE CITY OF SAN DIEGO

RESOLUTION NO. _____

ADOPTED ON _____

A RESOLUTION APPROVING THE SALE OF A PUBLIC HOUSING
SITE TO THE CITY REDEVELOPMENT AGENCY AND
AUTHORIZING RELATED ACTIONS.

WHEREAS, the Housing Authority of The City of San Diego owns and operates an eight unit multifamily Public Housing site located at 3 871 - 3 877-1/2 44th Street, under the U.S. Department of Housing and Urban Development ("HUD"), Public Housing Program; and

WHEREAS, The Redevelopment Agency of The City of San Diego ("City Redevelopment Agency") is conducting a redevelopment project, the City Heights Urban Village/Commercial Project, and is in need of the land which includes 3871 - 3877-1/2 44th Street; and

WHEREAS, on April 23, 1999, an offer was made to the Housing Commission by the City Redevelopment Agency, to purchase 3 871 - 3 877-1/2 44th Street at fair market value, which is \$345,000, as determined by an independent appraisal process; and

WHEREAS, the Housing Commission conducted its own appraisal which confirmed the offer price as the fair market value for the property; and

WHEREAS, the Housing Commission must send the appraisal and all other supporting documentation describing the proposed sale to HUD for HUD's final approval to dispose of the Public Housing site prior to close of escrow with the City Redevelopment Agency; NOW,
THEREFORE,

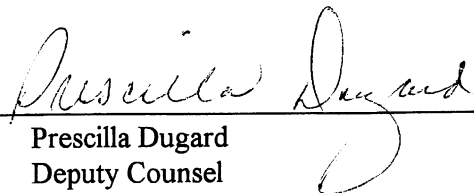
BE IT RESOLVED, by the Housing Authority of The City of San Diego, as follows:

1. That the Chief Executive Officer of the Housing Commission is hereby authorized to sell the Public Housing site located at 3 871 - 3 877-1/2 44th Street to the City Redevelopment Agency at the fair market value price of \$345,000, upon HUD's final disposition approval.

2. That the Chief Executive Officer is further authorized to execute all necessary documents in connection with the sale on behalf of the Housing Authority.

3. That this resolution shall take effect immediately upon its adoption.

APPROVED: CASEY GWINN, General Counsel

By 

Prescilla Dugard
Deputy Counsel

PD:pev
6/11/99
Or.Dept:Hsg.Comm.
Aud.Cert:N/A
HA-99-43
Form--ha&t.frm



Good Neighbors

San Diego
Housing Commission

REPORT

DATE: For the Agenda of June 4, 1999 **ITEM NO. 102**

REPORT NO. HCR 99-061

SUBJECT: Sale of Public Housing Site Located at 3871 - 3877-1/2 44th Street to City Redevelopment, (Council District 3)

SUMMARY

Issue: Shall the Housing Commission recommend that the Housing Authority authorize the Chief Executive Officer to sell, at fair market value, an eight unit Public Housing site located at 3871 - 3877-1/2 44th Street to the City's Redevelopment Agency as part of the Agency's land acquisition program for the City Heights Village Commercial Center?

Recommendation: It is so recommended, and further, that the Chief Executive Officer of the Housing Commission be authorized to execute all necessary documents in connection with the sale on behalf of the Housing Authority.

Fiscal Impact: The Housing Authority would receive \$345,000, the fair market value for the property as determined by an independent appraisal process.

Affordable Housing Impact: The units being sold provide housing for very low income households at 50% median area income or less, and each household pays no more than 30% of their income toward rent. The sale of these units will temporarily reduce the Public Housing stock by eight units, until such time as the Commission replaces the units via acquisition or new construction. Existing renters will receive moving assistance to other Public Housing or Section 8 assisted rentals.

Environmental Review: This activity is categorically exempt from California Environmental Quality Act (CEQA) review, pursuant to Section 15326 of the CEQA Guidelines, and is categorically excluded from further review under the National Environmental Policy Act (NEPA) pursuant to 24 CFR Part 58.35(a)(5).

replace the units lost, either via new construction with a mixture of public and private funds which is now allowed under HUD regulations, or via acquisition. The proposed replacement project will be brought forward at a future date as a Public Housing project proposal.

ALTERNATIVE

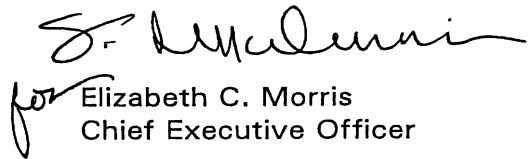
Refuse the Redevelopment Agency's offer to purchase. This alternative would impact the redevelopment timeline, causing delay due to the number of public approvals required.

Respectfully submitted,



Patricia M. Getzel
Housing Finance and Development Manager

Approved by,


for Elizabeth C. Morris
Chief Executive Officer

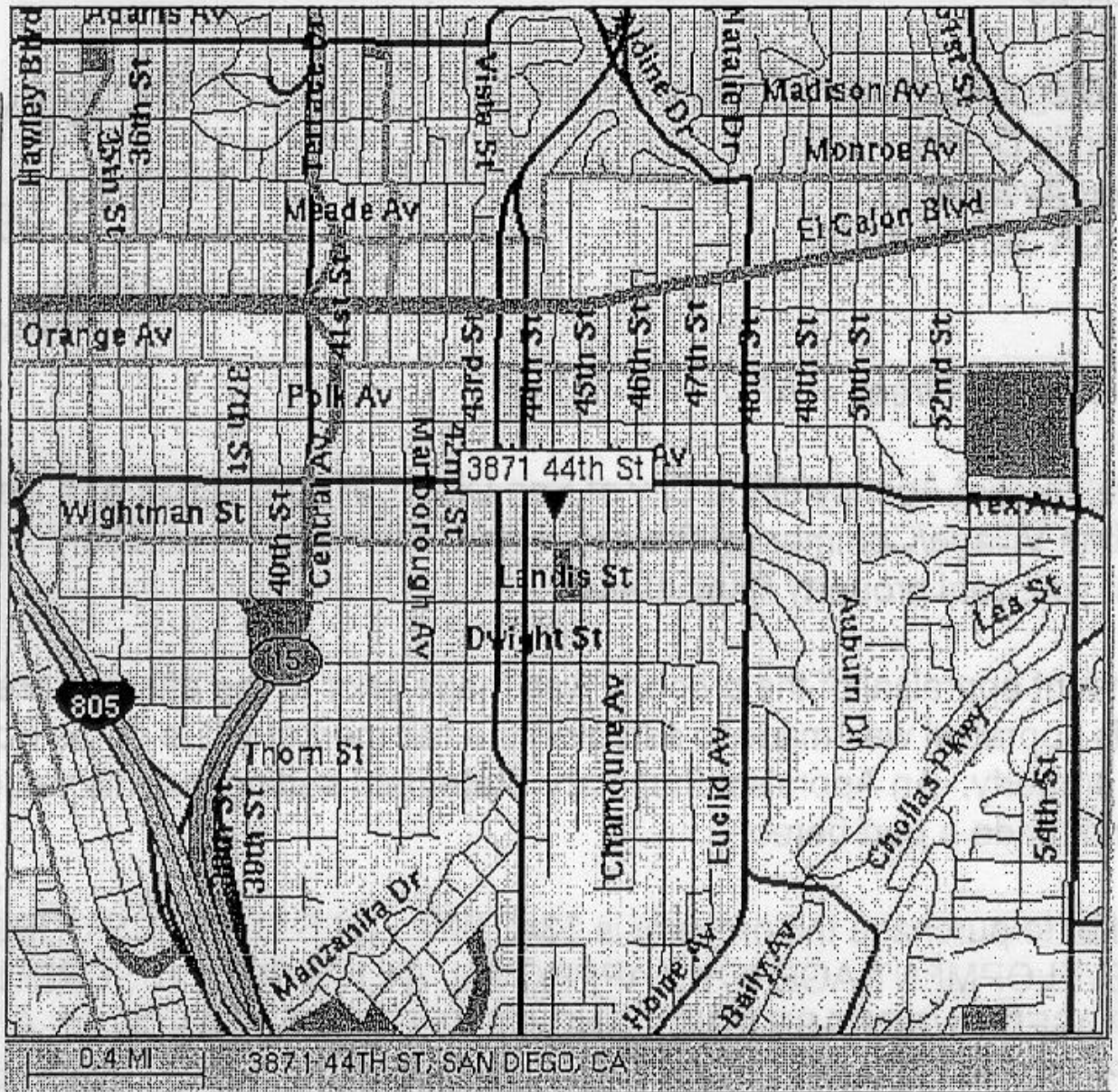
DEWITT: f:/PHsale

Attachments: 1. Site Map
2. City Offer

Attachment 1

THE CITY OF SAN DIEGO

Attachment 2





THE CITY OF SAN DIEGO

Attachment 2

April 23, 1999

File: 522334-25

City of San Diego Housing Authority
C/O Ms. Wendy Dewitt
1625 Newton Avenue
San Diego, CA 92113-1038

Re: 3871 - 77 44th Street - APN: 471-562-03

The Redevelopment Agency of the City of San Diego, in connection with the City Heights Urban Village/Commercial Project, is now able to make an offer for the purchase of your real property listed above.

An independent appraisal of the property was made prior to the offer we are presenting to you. This appraisal was made to establish the fair market value of the Housing Authority's property. An Appraisal Summary Statement setting out this value is attached and made a part hereof.

The total offer to purchase the property is \$345,000. THIS OFFER IS SUBJECT TO THE REDEVELOPMENT AGENCY'S APPROVAL AT ITS SOLE DISCRETION OF THE PROPOSED PURCHASE PRICE AND OF THE ACCEPTANCE OF A DEED TO THE PROPERTY FREE AND CLEAR OF ALL ENCUMBRANCES. If this contingent offer is acceptable to you, please have the enclosed grant deed executed on behalf of the Housing Authority; and return it to me. The signature on the original deed must be properly notarized. On receipt of the executed deed, we will open an escrow with Chicago Title Company.

The Redevelopment Agency has made every effort to establish a fair price for the property; we would appreciate hearing from you by April 30, 1999. Should you have any questions regarding this offer, please do not hesitate to contact me at 236-6311 so that we might further discuss this mutually-important matter.

Steve L. Geitz, Property Agent
Acquisition Division
Attachments

Real Estate Assets

1200 Third Avenue, Suite 1700, MS 51A * San Diego, CA 92101-4199
Tel (619) 236-6020 Fax (619) 236-6706



Recording Requested by: City Clerk

After recording mail to:

City Clerk
City of San Diego
Mail Station 2A

471	562	03	ALLX

SPACE ABOVE THIS LINE FOR RECORDER'S USE
NO DOCUMENTARY TAX DUE - R&T 11922 (amended)
Presented for record by the CITY OF SAN DIEGO

GRANT DEED

For and in consideration of a valuable consideration

HOUSING AUTHORITY, CITY OF SAN DIEGO

HEREBY GRANTS to the Redevelopment Agency of the City of San Diego, all that real property situated in the City of San Diego, County of San Diego, State of California, described more particularly as follows:

LOTS 5 AND 6 IN BLOCK 5 OF CITY HEIGHTS ANNEX NO. 1, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1001, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON JULY 18, 1906.

HOUSING AUTHORITY, CITY OF SAN DIEGO

This is to certify that the interest in real property conveyed by this instrument to the Redevelopment Agency of the City of San Diego, is hereby accepted by the undersigned officer on behalf of the Redevelopment Agency pursuant to authority conferred by Resolution No. _____, adopted by the Redevelopment Agency of the City of San Diego on _____, and the grantee consents to recordation thereof by its duly authorized officer.

By

By

Dated _____ By _____