

AGENDA



AGENDA 487

**HOUSING AUTHORITY
OF THE CITY OF SAN DIEGO
REGULAR MEETING
TUESDAY, FEBRUARY 25, 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.

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 January 28, 1997.

2 **HCR97-013 - Transfer of Ownership of Public Housing To Nonprofit for Tax Credit Purposes (Council Districts 6 and 7)**

Recommendation - Authorize the transfer of ownership of two Public Housing sites (7520 Fulton and 7891 Golfcrest Drive, Attachments 1A and 1B) currently under construction to a limited partnership with the San Diego Housing

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Development Corporation ("SDCHC") serving as General Partner, for purposes of obtaining tax credit financing to help fund unanticipated increased construction costs.

Fiscal Impact - The opportunity to receive up to \$3 million in private investment funding, returning local funds to the Housing Commission for future use. For reviewing entities, the tax credit application fee of \$2,000 is typically waived. Consultant fees to prepare the application are estimated at \$6,000, with another \$6,000 to be paid if a preliminary reservation of tax credits is obtained. To pursue preliminary reservation of tax credits to a final reservation further fees, paid in stages, are estimated as follows: \$3,000 upon receipt of a Final Reservation of Tax Credits, \$10,000 upon receipt of a firm commitment for Syndication/Equity Funds, and \$10,000 upon receipt of the first installment payment.

Previous Related Action(s) - The Housing Commission approved this item at its meeting of January 13, 1997 by a unanimous vote of 7-0. This item was heard by the Land Use and Housing Committee on February 12, 1997 and was approved by a vote of 4-0, with Councilmember Kehoe being absent.

3 **HAR97-013 - Revocable Grant to RANCHO for the Relocation and Installation of Portable Housing Units (Council District 5)**

Recommendation - Approve a revocable grant to Rural Area Nonprofit Community Housing Organization, Inc. (RANCHO) in the amount of \$78,000 for the relocation and installation of housing units in San Pasqual Valley and authorize the Executive Director to execute contract documents as prepared by General Counsel to reflect the terms and conditions outlined in the attached Housing Commission Report (HCR96-154).

Fiscal Impact - Approval of this recommendation will result in an expenditure of up to \$78,000 in Housing Trust Fund rental housing funds.

Previous Related Action(s) - The Housing Commission heard this item at its meeting of October 28, 1996. With six Commissioners in attendance, the motion to approve the project failed on a vote of three to three. Subsequently, the Board agreed to forward the item to the Housing Authority with no recommendation. This item was also heard by the Land Use and Housing Committee on February 12, 1997 and was approved by a vote of 4-0 with Councilmember Kehoe being absent.

4 **HAR97-002 - Offer(s) to Purchase 7143, 7159 and 7161 Fay Avenue (Council District 1)**

Recommendation 1 - Approve the offer of Douglas and Patricia Holmes to purchase the property, and provide the Executive Director authority to execute all documents related to the purchase, with review and approval of General Counsel. It is further recommended that sale proceeds be disbursed as described in the Fiscal Impact Section below

Recommendation 2 - Approve offers of \$25,588 and \$56,975 to purchase two remnant Fay Avenue lot portions, at appraised value, by the adjacent property owners, Edwin Carey III and Barbara Brandon. It is recommended that these offers be accepted subject to counter offer conditions regarding terms described herein and, if accepted by the buyers, provide the Executive Director authority to execute all documents related to the purchases, with review and approval of General Counsel.

Fiscal Impact - The acceptance of the Housing Authority of offer(s) to purchase will provide, at the close of escrow, additional funds for the Housing Trust Fund. The net proceeds available from the sale of the property will depend upon the amount of the accepted offer(s), which may include the sale of lot portions to two adjacent property owners, less: sales commissions (5 percent), closing costs, consulting and permit costs (approximately \$30,000) associated with obtaining a street vacation and consolidation map on the property, and reimbursement of \$50,000 for staff time associated with the ownership transfer, street vacation, parcel map processing and the sale of Fay Avenue property which has occurred over the last two years.

Previous Related Action(s) - On July 8, 1996 the Housing Commission approved the selection of Russell Elrod of Prudential California Realty to market and sell the Fay Avenue site.

On January 13, 1997 the Housing Commission considered three offers to purchase the Fay Avenue property and voted 7-0 to re-recommend Housing Authority acceptance of the Holmes' \$2,000,000 offer.

5 **HCR96-181 - Award of Construction Contract for the Replacement of Existing Wood and Wrought Iron Fencing at Various Public Housing Sites (Council Districts 1, 3, 5, 6, & 8)**

Recommendation - Approve the award of a construction contract to the lowest responsive bidder, Harv's Construction Co., in the amount of \$466,950, for the replacement of existing wood and wrought iron fencing at various public housing sites (Attachment 2) with a contingency of \$5,241, to address

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potential change orders for items not anticipated and identified in the original scope of work and authorize the Executive Director to execute the contract (Attachment 1) and expend the contingency.

Fiscal Impact - Funding for this contract is contained in the Comprehensive Grant Program CA16-P063-705 Budget. No local funds are required.

Previous Related Actions - The Housing Commission approved this item at its meeting on October 28, 1996 by a unanimous vote of 6-0, with Commissioner Akili being absent.

ADJOURNMENT