

R-76-756

RESOLUTION NO. 214556

OCT 29 1975

WHEREAS, the Federal Department of Housing and Urban Development (HUD) through its Los Angeles Office will publish within the next 60 - 90 days invitations for preliminary proposals for subsidized housing for low-income senior and handicapped citizens; and

WHEREAS, ~~these~~ proposals will be accepted under the new Section 8 "New Construction and Rehabilitation Housing Assistance Program" and following HUD's review and selection process, selected developers will then submit final detailed proposals which meet not only the HUD requirements but the local standards and necessary planning requirements such as conditional use permits and zoning; and

WHEREAS, following the various approvals and completion of the housing units, a housing assistance payments contract will be executed between HUD and the developer which will provide to the owner the difference between the fair market rent and the tenant share (25% of gross tenant income) and under the contract the owner is responsible for operation and maintenance of the units and determination of tenant eligibility in conformance with HUD's occupancy standards; and

WHEREAS, in anticipation of this announcement by HUD under its Section 8 program, the Public Services and Safety Committee considered recommendations by the Housing Advisory Board to offer certain City-owned sites as candidates for low-income senior citizen and handicapped housing and it should be noted that the City-owned sites are:

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1. Broadway and 13th Street
2. Sports Arena Boulevard and Hancock Street
3. University and 52nd Street
4. Wheatstone and Osler Streets
5. Harbor 101, Southeast
6. Centre and University
7. Fairmount Avenue and Quince Street
8. Pacific Beach Campland - Pacific Beach Drive and Noyes Street
9. Coronado Avenue and Beyer Road, San Ysidro
10. Old Town - Interstate 5 and Hortensia;

the above properties being more specifically identified in Document No. 753163, in the City Clerk's Office; and

WHEREAS, the Public Services and Safety Committee, in recognition of the need to promote low-income senior citizen and handicapped housing, considered possible discounts of the fair market rent on the various City-owned sites and following its discussion, it recommended that the sites be offered on a long-term lease at 25% of fair market rent; and

WHEREAS, in addition, the Property Department has initiated through the Subdivision Advisory Committee (SAC) the necessary procedures on each of the sites that will comply with Council Policy 700-30; and

WHEREAS, the voters approved in November of 1972 Proposition E which allows the City's Housing Authority to own and operate up to 500 units of low-income senior citizen housing projects and as public ownership and operation of the completed projects could

result in a possible savings in taxes and, in turn, reduced operating costs, the Public Services and Safety Committee recommended that the option of Housing Authority ownership and operation be provided; and

WHEREAS, Council Policy 700-10 of the City of San Diego, adopted April 4, 1975, provides for leasing or sale of City property and states specifically that discounts can be granted by Council where such discounts are justified as exceptional cases; NOW, THEREFORE,

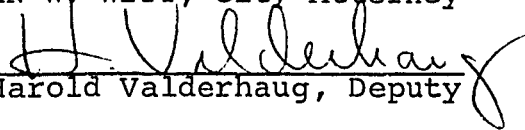
BE IT RESOLVED, by the Council of The City of San Diego, that the availability of the ten above specified City-owned sites for the development of low income senior citizen and handicapped housing is hereby approved.

BE IT FURTHER RESOLVED, that the Council hereby declares its willingness to enter into long term leases of said sites with consideration to the City to be 25% of the fair market rent as to any organization for profit and 0% of fair market rent as to non-profit organizations.

BE IT FURTHER RESOLVED, that the Council hereby expresses its approval that the City's Housing Authority own and operate up to 500 units in completed projects for low income senior citizen housing.

BE IT FURTHER RESOLVED, that the City Manager is hereby authorized and directed to advertise the availability of the above sites together with proposed lease conditions with a stipulation that the effectiveness of any such lease shall be contingent upon prior Council approval.

APPROVED: JOHN W. WITT, City Attorney

By   
Harold Valderhaug, Deputy

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HOV:nb 559  
Rev. 10-30-75  
Or. Dept. Eng. & Dev.

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**00107 214556**

Passed and adopted by the Council of The City of San Diego on OCT 29 1975,  
 by the following vote:

Councilmen	Yeas	Nays	Excused	Absent
Gil Johnson	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Maureen F. O'Connor	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lee Hubbard	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Leon L. Williams	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Floyd L. Morrow	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bob Martinet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Jim Ellis	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Jess D. Haro	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mayor Pete Wilson	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

AUTHENTICATED BY:

PETE WILSON  
 Mayor of The City of San Diego, California.

EDWARD NIELSEN  
 City Clerk of The City of San Diego, California.

By *Kathleen Martinez*, Deputy.

(Seal)

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 1975 OCT 31 AM 8:09  
 SAN DIEGO, CALIF.

Office of the City Clerk, San Diego, California	
Resolution Number <u>214556</u>	Adopted <u>OCT 29 1975</u>