

RESOLUTION NUMBER R- 268628

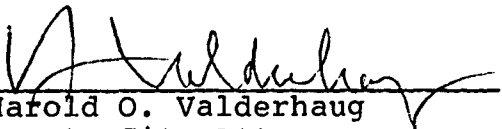
ADOPTED ON JUN 22 1987

BE IT RESOLVED, by the Council of The City of San Diego, that the San Diego Housing Commission is hereby directed to prepare a Housing Development Grant Application for funding by the United States Department of Housing and Urban Development (HUD), under Section 17 of the United States Housing Act of 1937, which was enacted into law in Section 301 of the Housing and Urban-Rural Recovery Act of 1983, for the purpose of assisting in the construction of the Project identified as No. 1 on Attachment A to the Housing Commission Report dated June 9, 1987, a copy of which is attached hereto and incorporated herein.

BE IT FURTHER RESOLVED, that the City Manager is hereby authorized and directed to execute documents and take such actions as are reasonably necessary in connection with meeting the terms and conditions contained in such application and to provide such additional information as may be required.

APPROVED: JOHN W. WITT, City Attorney

By


Harold O. Valderhaug
Deputy City Attorney

HOV:ps
06/10/87
06/15/87 REV.1
Or.Dept:Hsg.Comm
R-87-2621
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ATTACHMENT A

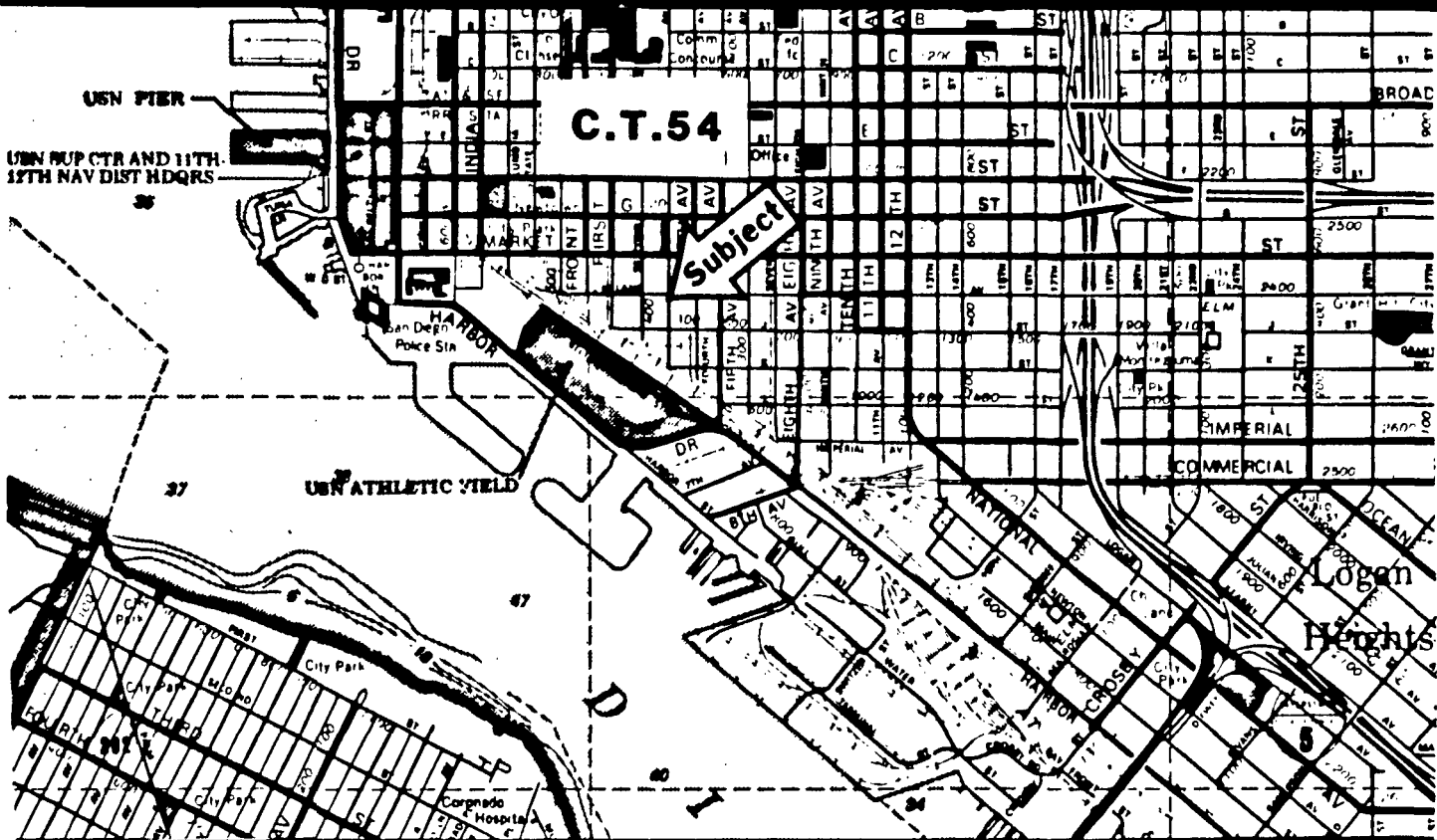
DESCRIPTION OF PROJECTS PROPOSED FOR
1987 HOUSING DEVELOPMENT GRANT APPLICATIONS

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#1

S.W. of ISLAND & THIRD



PROJECT #1 - FISHER, MORTENSON & SHRAEGER

PROPERTY INFORMATION

Address	SOUTHWEST OF
Street	ISLAND & THIRD
Owner	FISHER, MORTENSON & SHRAEGER
Parcel Size	.7 ACRES
Zoning	REDEVELOPMENT OVERLAY
# Of Units Allowed	200
Existing Land Use	COMMERCIAL WAREHOUSE
Existing Bedrooms	0
Existing Businesses	ONE----OWNER OCCUPIED

PROPOSED BUILDING PLANS

Proposed # of UNITS	200
Proposed Occupancy	SMALL FAMILY
# of bedrooms	200 - SRO UNITS
Building Type	4 STORIES OVER PG
#New Constn. Units	200
#Rehab Units	0
Relocation Required	NO
Discr. Permits Req'd	NO, BUT PUBLIC HRGS REQD
EIR Req'd	NO
Terrain	FLAT

STATISTICAL INFORMATION

Community Plan Area	CENTRE CITY (MARINA AREA)
Within Redevelopment Area	YES
Council District	8
Census Tract	54.00
Median Income	\$6,493
% Median Income	38%
% Minority	37%
% Subsidized in area	0%
Crime rate	HIGH
Elementary School	WASHINGTON
Overcrowding	NO
Access to public transp.	YES
Near shopping & services	YES

FINANCIAL DATA

Total Dev Cost	\$6,990,000
Grant Requested	\$2,550,000
% Grant Funding	36%
Land owned?	NO
Land optioned?	YES

COMMENTS

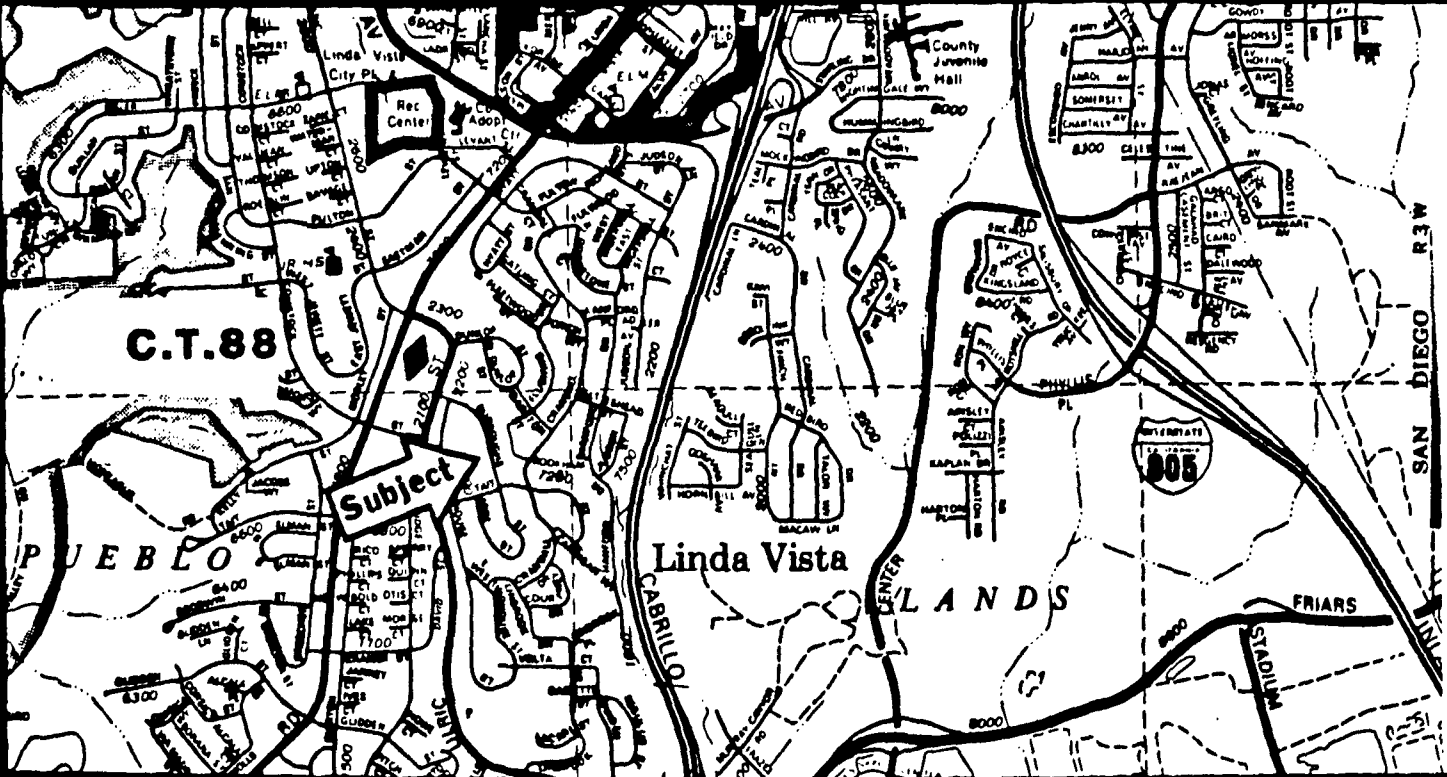
*Conforms to CCDC plans, and can provide replacement units for Redevelopment Agency's quota
 *Experienced at SRO's and subsidized dev't

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#2

2104 BURROUGHS



PROJECT #2 - APPEL DEVELOPMENT CORPORATION

PROPERTY INFORMATION

Address 2104
 Street BURROUGHS STREET
 Owner APPEL DEV. CORP.
 Parcel Size 2.31 ACRES
 Zone Designation R-1000
 # Of Units Allowed 101
 Existing Land Use 30 DU IN 7 BLDGS
 Existing Bedrooms 60
 Existing Businesses N/A

PROPOSED BUILDING PLANS

Proposed # of UNITS 100
 Proposed Occupancy FAMILY
 # of bedrooms 20-1BDR, 56-2BDR, 24-3BDR
 Building Type 2&3 STORY WALKUP
 #New Constn. Units 70
 #Rehab Units 30
 Relocation Required POSSIBLY
 Discr. Permits Reqd NO
 EIR Reqd YES
 Terrain FLAT

STATISTICAL INFORMATION

Community Plan Area LINDA VISTA
 Within Redevelopment Area NO
 Council District 5
 Census Tract 88.00
 % Median Income \$15,510
 % Median Income 91%
 % Minority 54%
 % Subsidized in area 11%
 Crime rate LOW
 Elementary School 1) CARSON, 2) FLETCHER
 Overcrowding 1) NO, 2) NO
 Access to public transp. YES
 Near shopping & services YES

FINANCIAL DATA

Total Dev Cost \$5,000,000
 Grant Requested \$1,476,133
 % Grant Funding 30%
 Land owned? NO
 Land optioned? NO

COMMENTS

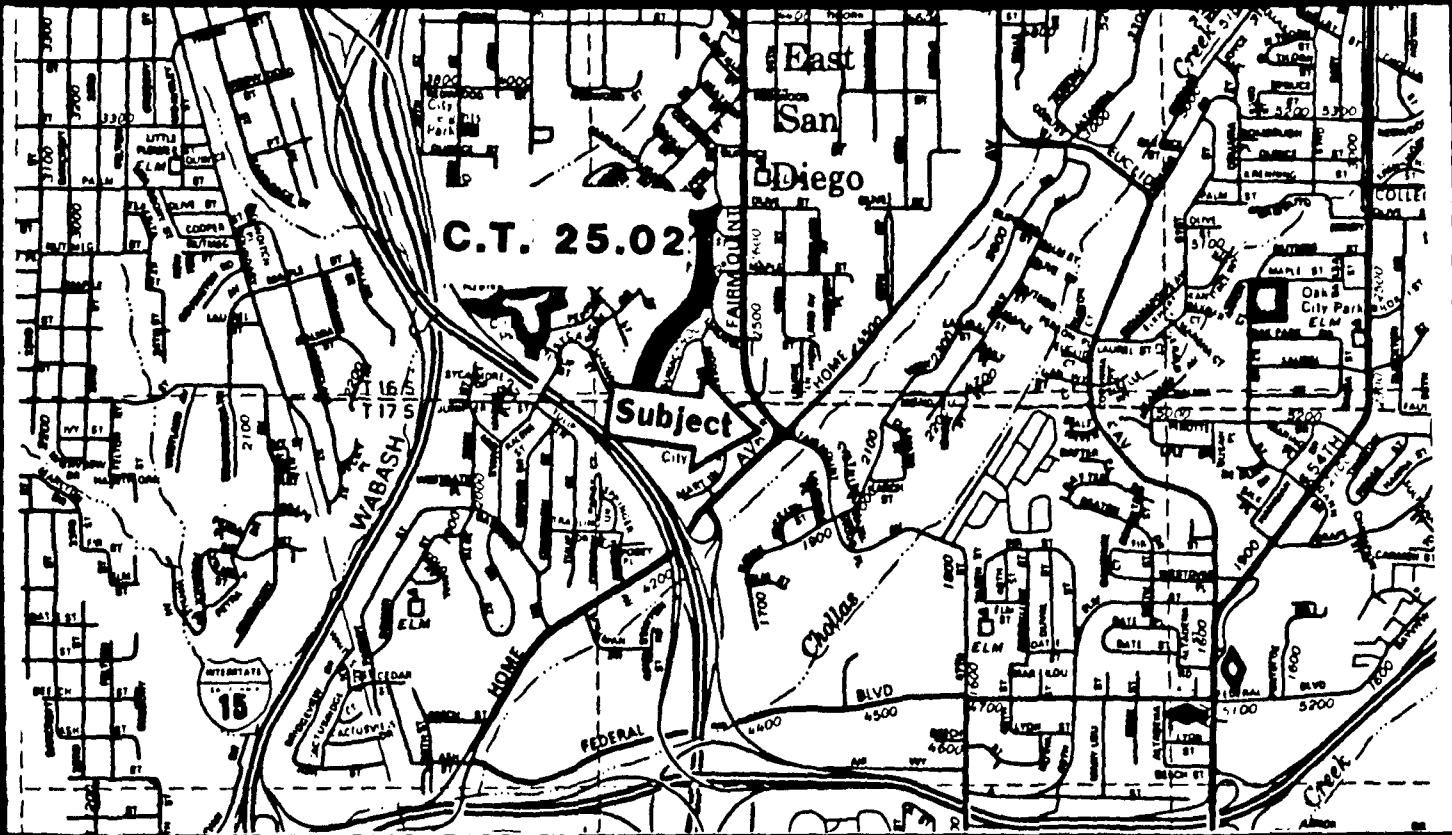
*Owner experienced at HUD developments
 *Not in control of site
 *Insufficient time available to complete building plans and resolve relocation issues

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#3

N.W. of HOME & FAIRMOUNT



PROJECT #3 - PENDLETON CAPITAL INC. (EMBLEM)

PROPERTY INFORMATION

Address NW CORNER
 Street HOME & FAIRMOUNT
 Owner PENDLETON CAPITAL INC. (EMBLEM)
 Parcel Size 11.3 ACRES
 Zone Designation R-1(5000)
 % Of Units Allowed 99
 Existing Land Use VACANT
 Existing Bedrooms 0
 Existing Businesses 0

PROPOSED BUILDING PLANS

Proposed # of UNITS 96
 Proposed Occupancy LG, FAMILY
 # of bedrooms 12-2BDR, 84-3BDR
 Building Type 2 STORY TOWNHOUSES
 \$New Constn. Units 96
 \$Rehab Units 0
 Relocation Required NO
 Discr. Permits Req'd NO
 EIR Req'd NO
 Terrain STEEP

STATISTICAL INFORMATION

Community Plan Area MIDCITY
 Within Redevelopment Area NO
 Council District 8
 Census Tract 25.02
 Median Income \$16,237
 % Median Income 95.0%
 % Minority 23%
 % Subsidized in area 6%
 Crime rate HIGH
 Elementary School HAMILTON
 Overcrowding NO
 Access to public transp. YES
 Close to shopping & servi SOME

FINANCIAL DATA

Total Dev Cost \$5,865,000
 Grant Requested \$1,750,000
 % Grant Funding 30%
 Land owned? NO
 Land optioned? YES

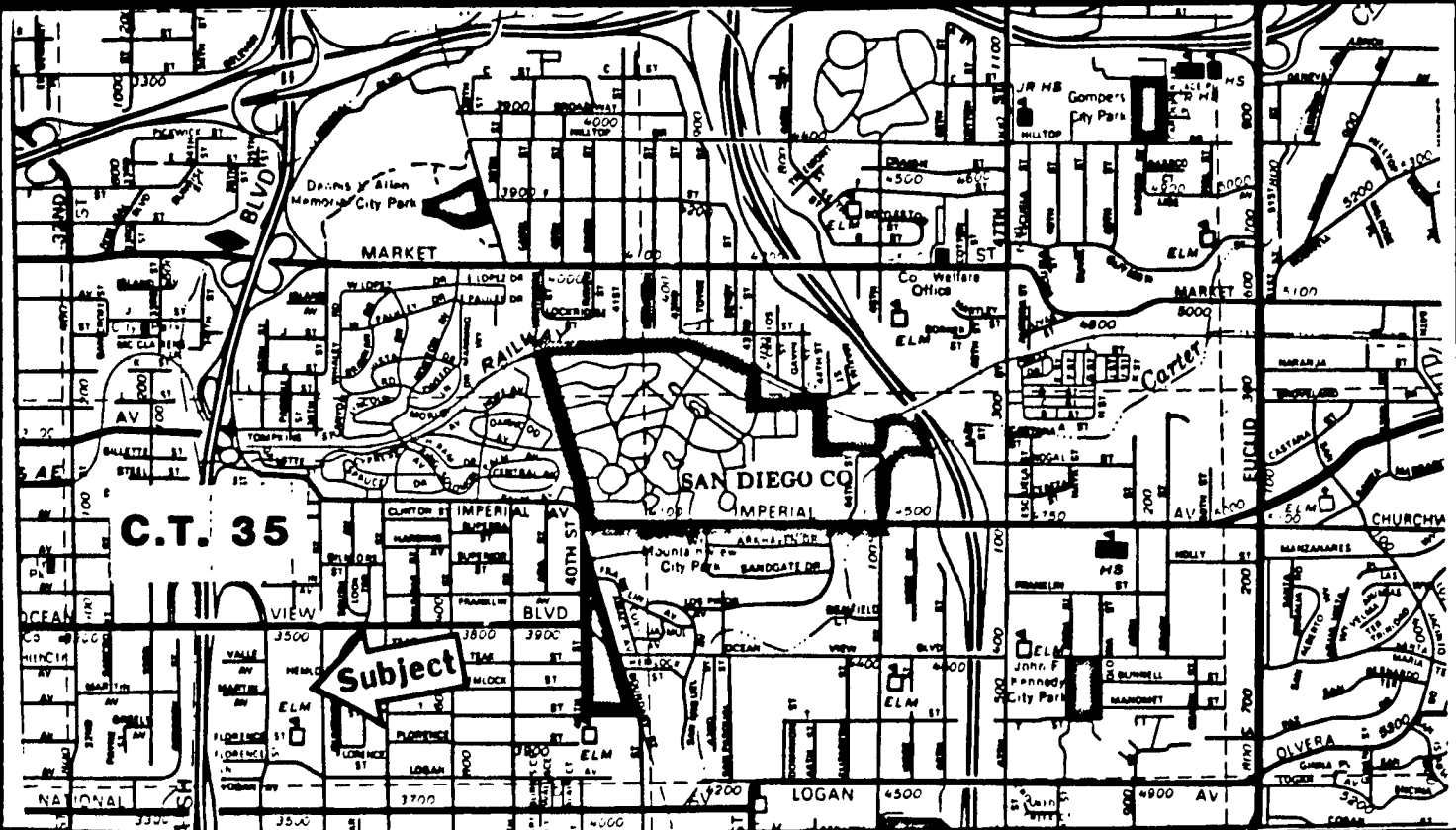
COMMENTS

*No subsidized development experience
 *Approved PRD doesn't conform to proposed bedroom sizes

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#4

715 35th -636 36th STREET



PROJECT #4 - ROBINSON

PROPERTY INFORMATION

Address 715
 Street 35TH STREET
 Owner ROBINSON
 Parcel Size 1.75 ACRES
 Zone Designation R-3000
 # Of Units Allowed 22
 Existing Land Use 2 HOUSES & 2 DUPLEXES
 Existing Bedrooms 9
 Existing Businesses 0

PROPOSED BUILDING PLANS

Proposed # of UNITS 80
 Proposed Occupancy ELDERLY
 # of bedrooms 40-1BDR, 40-2BDR
 Building Type 3 STORY WALKUP
 #New Constn. Units 80
 #Rehab Units 0
 Relocation Required YES
 Discr. Permits Req'd CUP, REZONE
 EIR Req'd YES
 Terrain STEEP, FLOOD CHANNEL

STATISTICAL INFORMATION

Community Plan Area SOUTHEAST
 Within Redevelopment Ar YES
 Council District 4
 Census Tract 35.00
 % Median Income \$9,465
 % Median Income 55%
 % Minority 83%
 % Subsidised in area 10%
 Crime rate HIGH
 Elementary School 1) CHOLLAS 2) KING
 Overcrowding 1) NO 2) YES
 Access to public transp YES
 Near shopping & service SOME

FINANCIAL DATA

Total Dev Cost \$4,000,000
 Grant Requested \$2,000,000
 % Grant Funding 50%
 Land owned? YES
 Land optioned? NO
 Prelim. financing? NO

COMMENTS

*Owner previously developed subsidized seniors project located on adjacent land
 *Insufficient time available to obtain land use approvals
 *Plans, appraisals not available

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ATTACHMENT B

COMPARISON OF PROJECTS PROPOSED FOR HOUSING DEVELOPMENT GRANT APPLICATIONS

		Rating:					
		Positive	+1				
		Neutral	0				
		Negative	-1				
		FISHER	APPEL	EMBLEM	ROBINSON		
#	Category	#1	#2	#3	#4		
1	Family Housing	0	1	1	-1		
2	Grant Ratio (leverage)	1	1	1	-1		
3	Site Control	1	-1	1	1		
4	Affordability Bonus	1	0	0	0		
5	Land Use Processing	0	0	1	-1		
6	Status of Documentation	1	-1	0	-1		
7	Experience with Subsidy Programs	0	1	-1	1		
8	Volume of Prior Development	1	1	1	0		
9	Crime Rate	-1	1	-1	-1		
10	Displacement/relocation	0	-1	0	-1		
11	Shortage of Housing Type	1	1	1	0		
12	Minority/Women-owned or Small Business	0	0	0	1		
13	Compatibility with Redevelopment Plans	1	0	0	0		
14	Other Hud Locational Factors	1	1	0	0		
15	Access to Public Transportation	1	1	0	1		
16	Architectural Designs	1	-1	0	-1		
17	Vacancy Rates in Area	1	1	-1	1		
		10	5	3	-2		

Note: The above diagram is an evaluation of the merits of each project based on the selection criteria utilized by HUD in the grant selection process. In many cases, negative ratings are applied simply because the projects are in a premature stage of development relative to the timing of the application.

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JUN 22 1987

Passed and adopted by the Council of The City of San Diego on.....
by the following vote:

Council Members	Yeas	Nays	Not Present	Ineligible
Abbe Wolfsheimer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bill Cleator	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Gloria McColl	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
William Jones	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ed Struiksma	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mike Gotch	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Judy McCarty	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Celia Ballesteros	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mayor Maureen O'Connor	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

AUTHENTICATED BY:

MAUREEN O'CONNOR
Mayor of The City of San Diego, California.

(Seal)

CHARLES G. ABDELNOUR
City Clerk of The City of San Diego, California.

By *Barbara Boster* Deputy.

Office of the City Clerk, San Diego, California

Resolution Number **R-268628** Adopted **JUN 22 1987**