



## INFORMATIONAL REPORT

**DATE ISSUED:** October 6, 2009  
**REPORT NO:** HCR 09-079  
**SUBJECT:** Disposition of San Diego Housing Commission Controlled Real Estate  
2009 Annual Report (Citywide)

### **NO ACTION IS REQUIRED ON THE PART OF THE HOUSING COMMISSION**


#### **SUMMARY**

Annually, Loan Management staff presents a report listing all real estate owned or controlled by the Housing Commission and Housing Authority. Each Housing Commission and Housing Authority owned/controlled site has been listed as follows: Rental Properties (Attachment 1), Properties Currently under Development or Available for Development (Attachment 2) and Property Available for Disposition (Attachment 3). The property available for disposition was acquired through litigation and is an affordable unit that will be sold to a buyer who meets the eligibility requirements.

Since the last reporting date of August 27, 2008, the Housing Commission has acquired title to one other property not shown on the attachments. The property was an affordable unit acquired through a foreclosure action and was subsequently resold to eligible buyers. The resale of affordable units does not require prior approval; however, they must be sold to buyers meeting the eligibility requirement as stated in the affordability restrictions recorded against the property.

It is recommended the properties listed in Attachment 1 and 2 continue to be held or controlled by the Housing Commission and Housing Authority.

Respectfully submitted,

  
D. Lawrence Clemens  
Senior Vice President

Approved by,

  
Carrol M. Vaughan  
Executive Vice President & Chief Operating Officer

Attachment(s): 1 – Housing Commission Controlled Rental Properties  
2 – Housing Commission Controlled Properties Under Development or Available for  
Development  
3 – Housing Commission Controlled Properties Available For Disposition



## ATTACHMENT 1

### HOUSING COMMISSION CONTROLLED RENTAL PROPERTIES As of October 6, 2009

#### NO. OF UNITS

#### SITE

136 Units                      **435 13th Street (Hotel Metro)**

Status - 55-year ground lease to San Diego SRO Limited Partnership, which owns and manages the buildings. The ground lease of the Housing Commission owned site will expire in October 2044. The Housing Commission has received approval to sell the first position loan to Centre City Development Corporation (CCDC) and negotiate a possible sale to CCDC.

57 Units                        **434 13th Street (Hotel 434)**

Status - 55-year ground lease to San Diego SRO Limited Partnership, which owns and manages the buildings. The ground lease of the Housing Commission site will expire in October 2044. The Housing Commission has received approval to sell the first position loan to Centre City Development Corporation (CCDC) and negotiate a possible sale to CCDC.

500 Units                      **4302 West Point Loma Blvd. (Mariner's Cove)**

Status - 55-year ground lease to Lincoln Mariners Associates Limited, a California limited partnership, which owns and manages the project. The ground lease of the Housing Authority owned site will expire in November 2037.

120 Units                      **2065 Via Las Cumbres, University Canyon North**

Status - HUD Annual Contributions Contract (ACC) expired on July 5, 2005. A Re-Use Plan was approved by the Housing Commission and Housing Authority to convert the development to a mixed income site. On November 14, 2007, the Housing Commission received HUD approval for 36 units of the 120 units to be designated and utilized as conventional public housing (see HUD Conventional Public Housing listing below). The remaining 84 units are affordable at 80 percent AMI or market rate, whichever is less.

113 Units                      **6 Sites, State Rental Housing Construction Program**

Status - State funding agreement requires the housing on the State Rental Housing Authority owned sites be rented to low and very low-income families and disabled persons. The agreement provides for an annual annuity. The State funds these sites as two separate projects. The first project consists of 35 units on five sites and the contract expires on July 28, 2013. The second project consists of 78 units and the State contract expires on April 5, 2015.

36 Units                        **One Site, HUD Conventional Public Housing**

Status - HUD Annual Contributions Contract (ACC) provides operating subsidies for very low-income families, seniors and disabled occupying these Housing Authority owned sites. On November 14, 2007, HUD approved amending the ACC to allow 36 units at the Housing

Commission's mixed income development at University Canyon North to remain as conventional public housing units. In accordance with the Housing Authority and subsequent HUD disposition approval, all of the previous 1,366 public housing units located on 137 sites were transitioned to private sector housing (see Local Unit listing below); affordable with initial occupancy at 80 percent AMI or market rate, whichever is less.

**1,371 Units                      138 Sites, Local Units**

Status - In accordance with Housing Authority and subsequent HUD disposition approval, all 1,366 conventional public housing units were transitioned to Local Units (private sector housing); 1,047 are affordable to households with initial occupancy at 80 percent AMI or market rate, whichever is less; and 319 units affordable for households with initial occupancy (Belden Street, Maryland Street, Meade Avenue and First Avenue) at 50 percent AMI or market rate, whichever is less. On November 14, 2007, title to Housing Authority owned units were transferred to the Housing Commission (3974 and 3984 Bancroft, 4225 44th Street, 42261 45<sup>th</sup> Street and 4239 Marge Way).

**132 Units                      Maya Apartments**

Status - Housing Commission acquired this project in FY95; 41 units are affordable to very low-income families and the remaining 91 units are rented at market rates. The period of affordability will end September 23, 2013.

**32 Units                      Elm and Gregory (Golden Villas)**

Status - 55-year ground lease (expiring December 2053) to John B. Walsh. This lease was assigned in March 1997, to San Diego Golden Villas, a California limited partnership. The construction of a 32-unit rental project was completed in December 1997. The majority of the units (28) are rented to very low-income families, and four units are rented to families earning no more than 60 percent of area median income. This is a Housing Authority owned site.

**130 Space Mobile                      204 West Calle Primera (Rancho Del Rio Mobile Home Park)**  
Home Park

Status - 55-year ground lease. Interest in the lease has transferred from Rancho Del Rio, a California limited partnership to Jackson Square Properties LLC. The ground lease of land owned by the City of San Diego will expire August 2039. There are 39 spaces with coaches available to households earning no more than 80 percent of area median income.

**Parking Lot                      252 16th Street**

Status - The Housing Commission acquired the site in 1986 for 75 SRO units; the zoning changed reducing the number of rooms, which made the project no longer feasible. On January 31, 2003, the Housing Commission Board approved revising the lease terms to \$50 per parking space, per month or \$13,200 for the first year. Each subsequent year the lease payment will be increased by 4.5 percent or the percentage increase in the Consumer Price Index, whichever is greater. On March 1, 2008 the lease was modified to a month-to-month rental





## ATTACHMENT 2

### HOUSING COMMISSION CONTROLLED PROPERTIES CURRENTLY UNDER DEVELOPMENT OR AVAILABLE FOR DEVELOPMENT

As of October 6, 2009

#### **VACANT LAND /** **NO. OF UNITS**

#### **SITE**

Vacant Land

#### **Famosa Blvd & Nimitz Blvd. (Site 428)**

Status - The Housing Authority acquired Site 428 from the City Council in July 1981 for a proposed low-income housing development. Housing Commission has met with opposition in developing the property and has been unsuccessful in past attempts to sell the land. The site will be assessed for possible development during the next year.

Vacant Land

#### **2893 Boston Avenue**

Status - Acquired by the Housing Commission in 1989 for Public Housing. When the HUD award was reduced, the Commission split the lot into two separate lots known as 2883 and 2893 Boston Avenue. In 1994 the construction of the five Public Housing units was completed at 2883 Boston Avenue. The Housing Commission is exploring alternative plans for development at 2893 Boston Avenue.

Vacant Land

#### **4310 Dawson Avenue**

Status - In March 2005, the Housing Commission purchased this vacant .883-acre site. Approval was obtained to lease the site for a 65-year term to Housing Development Partners in partnership with Chelsea Investment Corporation. This partnership is developing an 88-unit senior housing apartment complex. A planned Residential Development/CUP permit has been obtained; nine percent tax credits were awarded June 2008. Construction started in November 2008 with completion expected in March 2010.



### ATTACHMENT 3

HOUSING COMMISSION CONTROLLED PROPERTY  
AVAILABLE FOR DISPOSITION  
As of October 6, 2009

**NO. OF UNITS**

**SITE**

One Unit

**14692 Via Fiesta, No. 9**

Status – The Housing Authority acquired title to this one bedroom affordable unit at Sycamore Walk on June 12, 2009. The owner violated the terms of the affordable restrictions. The Housing Commission filed a Notice of Default against the property for the infraction. There were no bidders at the Trustee’s Sale and Housing Authority became the owner of the property. The affordable unit was listed with a real estate agent and an offer to purchase has been accepted from a buyer meeting the eligibility criteria. Escrow is expected to close in November 2009. Unit is restricted at 80 percent AMI.