

(RA-2001-33)

REDEVELOPMENT AGENCY OF

THE CITY OF SAN DIEGO

RESOLUTION NO. R-03230

ADOPTED ON SEPTEMBER 12, 2000

A RESOLUTION OF THE REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO APPROVING A DEVELOPMENT AND HOUSING AGREEMENT WITH CARTER REESE & ASSOCIATES FOR THE SKYLINE TERRACE PROJECT; APPROVING AND MAKING CERTAIN FINDINGS REGARDING THE USE OF CENTRAL IMPERIAL AND MOUNT HOPE REDEVELOPMENT PROJECTS LOW AND MODERATE INCOME HOUSING FUNDS FOR PUBLIC IMPROVEMENTS ASSOCIATED WITH THE SKYLINE TERRACE PROJECT; MAKING CERTAIN FINDINGS REGARDING THE USE OF TAX INCREMENT FOR PUBLIC IMPROVEMENTS; AND AUTHORIZING THE TRANSFER OF FUNDS FOR THAT PURPOSE.

WHEREAS, the Redevelopment Agency of the City of San Diego [the Agency] is engaged in activities necessary to carry out and implement the Redevelopment Plan for the Central Imperial Redevelopment Project [the Project]; and

WHEREAS, in order to carry out and implement the Redevelopment Plan, the Agency proposes to enter into a Development and Housing Agreement [the Agreement] with Carter Reese & Associates [the Developer] for the development of the Skyline Terrace Project, a 28-unit single family home development in the Project area [the Development]; and

WHEREAS, the Agency proposes to provide financial assistance under the terms and conditions of the Agreement and the Developer will be restricting 15 percent of the units to low and moderate income people; and

WHEREAS, the Southeastern Economic Development Corporation [SEDC] Board of Directors has reviewed and approved the proposed Agreement and has determined that the Development will be of benefit to the Central Imperial and Mount Hope Redevelopment Project areas and recommends that the Agency enter into the Agreement; and

WHEREAS, the Agency believes the proposed Agreement is in the best interest of the City and the health, safety, morals and welfare of its residents, and in accord with the public purposes and provisions of applicable State and local laws and requirements; and

WHEREAS, as part of carrying out the Redevelopment Plan, the Agency has established the Central Imperial and Mount Hope Redevelopment Projects Low and Moderate Income Housing Funds [the Housing Funds] and has and will deposit funds therein as provided by the California Community Redevelopment Law (Health & Safety Code 33000 et seq.); and

WHEREAS, the Agency desires to use funds from the Housing Funds to provide the funds for the Agreement; NOW, THEREFORE,

BE IT RESOLVED, by the Redevelopment Agency of the City of San Diego, as follows:

1. That the proposed Agreement which provides for Agency funding to the Developer to be exclusively used for development of 28, for-sale, single-family homes, is approved.
2. That the Executive Director of the Agency, or designee, is authorized to execute, for and on behalf of the Agency, the Agreement with Carter Reese & Associates. A copy of the Agreement is on file in the office of the Secretary to the Agency as Document No. D-\_\_\_\_\_.  
\_\_\_\_\_.
3. That the Executive Director of the Agency, or designee, is authorized, for and on behalf of the Agency, to sign all documents necessary and appropriate to carry out and

implement the Agreement and to administer the Agency's obligations, responsibilities, and duties to be performed under the Agreement.

4. That based on the information set forth in Attachment No. 1, the use of funds from the Central Imperial and Mount Hope Redevelopment Projects Low and Moderate Income Housing Funds, as authorized by this resolution, will be of benefit to the Central Imperial and Mount Hope Redevelopment Projects.

5. That the Agency finds and determines that the construction of the Public Improvements for which Agency proposes to pay are of benefit to the Central Imperial and Mount Hope Redevelopment Projects; that the Agency finds and determines that no other reasonable means for financing the proposed improvements for which the Agency proposes to pay are available to the community; and that the Agency finds and determines that proposed improvements will assist in eliminating one or more blighting conditions as described in Attachment 2.

6. That the Agency approves the commitment of \$140,000 from the Central Imperial and Mount Hope Redevelopment Projects for use in the development of 28, for sale, single-family homes, 15 percent of which will be low and moderate income restricted.

7. That the Agency approves the reprogramming of \$140,000 in Low and Moderate Income Housing Funds which was approved by Resolution No. R-291159 for Evergreen Village Homebuyer Assistance Program and transferring the funds for those certain public improvements associated with the development of the Skyline Terrace project.

APPROVED: CASEY GWINN, General Counsel

By

Douglas K. Humphreys  
Deputy General Counsel

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Or.Dept:SEDC  
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