

REDEVELOPMENT AGENCY OF
THE CITY OF SAN DIEGO
RESOLUTION NUMBER R-03883
ADOPTED ON MARCH 15, 2005

A RESOLUTION OF THE REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO AUTHORIZING A FINDING OF BENEFIT FOR THE USE OF HOUSING SET-ASIDE FUNDS OUTSIDE THE CENTRE CITY REDEVELOPMENT PROJECT AREA AND AUTHORIZING THE ALLOCATION OF \$3,634,000 FROM THE CENTRE CITY REDEVELOPMENT PROJECT' AREA LOW AND MODERATE INCOME HOUSING FUNDS FOR THE DEVELOPMENT OF GATEWAY I FAMILY APARTMENTS IN THE BARRIO LOGAN REDEVELOPMENT PROJECT.

WHEREAS, in accordance with the California Community Redevelopment Law, codified as California Health and Safety Code section 33000 et seq. (the "Law"), the Redevelopment Agency of the City of San Diego (the "Agency") has set aside twenty percent (20%) of all tax increment funds ("Set-Aside Funds") generated by Redevelopment Projects for the purpose of increasing and improving the supply of low- and moderate-income housing available at affordable housing cost; and

WHEREAS, the Redevelopment Agency of the City of San Diego has directed that \$3,634,000 Set-Aside Funds be allocated to the Barrio Logan Project Area, on a one-time only basis, to be spent in accordance with the Law; and

WHEREAS, the Law provides that Set-Aside Funds shall be used to provide housing for specific income groups, and that a finding of benefit to the redevelopment project from which the

funds are derived must be made by the Agency and City Council prior to the allocation of Set-Aside Funds outside of the redevelopment project area; and

WHEREAS, the Agency has also adopted Redevelopment Agency Policy 100-1 which allows for the use of Set-Aside Funds outside a redevelopment project area provided the finding of benefit is made as required by the Law; NOW, THEREFORE,

BE IT RESOLVED, by the Redevelopment Agency of the City of San Diego that it hereby authorizes the transfer of \$3,634,000 to be spent according to the terms and conditions of this Resolution; and

BE IT FURTHER RESOLVED, that the Redevelopment Agency of the City of San Diego accepts the Finding of Benefit set forth in Attachment A, attached hereto and incorporated herein by this reference.

BE IT FURTHER RESOLVED, that the Project's Set Aside Funds shall be utilized for the proposed development of Gateway I Family Apartments, a 42 unit multi family housing project for low and very low income families in the Barrio Logan Redevelopment Project Area, as referenced in Attachment A.

APPROVED: MICHAEL J. AGUIRRE, General Counsel

By _____
Rachel H. Witt
Deputy General Counsel

RHW:mm
03/04/05
Or.Dept:Comm & Eco. Dev
RA-2005-107
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MMS#1575

**FINDING OF BENEFIT SUMMARY
CENTRE CITY REDEVELOPMENT PROJECT**

Project: Gateway I Family Apartments
42 Affordable income residential units

It is proposed that the Centre City Low and Moderate Income Housing Fund be used outside of the Centre City Redevelopment Project Area to assist in financing the construction of a 42-unit low-income rental housing project called the Gateway I Family Apartments. The development site is located near the corner of 16th Street and Logan Avenue, less than one mile from the southern boundary of the Centre City Redevelopment Project Area. The Gateway I Family Apartments would provide two and three bedroom units at rents affordable to persons earning 30%, 40%, 50% and 60% of the Area Median Income (AMI). The use of the Centre City Low and Moderate Income Housing Fund will be of benefit to the Centre City Redevelopment Project, in that:

- The project is in close proximity to downtown, just one block south, of the Centre City Redevelopment Project Area.
- The project would expand and improve the supply of affordable housing available to the Centre City Redevelopment Project Area, especially for downtown workers with children in need of two and three bedroom units.
- The project would provide housing with a wide range of affordability with rents restricted from extremely low-income (30% of area median income) to low-income (60% of area median income).
- The project would develop high-density residential uses near public transportation, including trolley and bus lines, which reduces traffic impacts and parking demands in downtown.