

REDEVELOPMENT AGENCY OF  
THE CITY OF SAN DIEGO

RESOLUTION NUMBER R- 04173  
DATE OF FINAL PASSAGE JUL 11 2007

A RESOLUTION OF THE REDEVELOPMENT AGENCY OF  
THE CITY OF SAN DIEGO MAKING CERTAIN FINDINGS  
RELATING TO THE USE OF HOUSING SET-ASIDE FUNDS  
OUTSIDE OF THE NAVAL TRAINING CENTER  
REDEVELOPMENT PROJECT AREA FOR THE  
DEVELOPMENT OF THE EL PEDREGAL FAMILY  
APARTMENTS IN THE SAN YSIDRO REDEVELOPMENT  
PROJECT.

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

WHEREAS, the Law provides that Set-Aside Funds shall be used to provide housing for specific income groups, and that findings of benefit to the redevelopment project area from which the funds are derived must be made by the Agency and the 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 findings of benefit are made as required by the Law; and

WHEREAS, the Agency approves an Owner Participation Agreement for the El Pedregal Family Apartments Project in the San Ysidro Redevelopment Project Area and in connection therewith will allocate \$3,606,000 of housing set-aside funds from the San Ysidro and Naval Training Center Redevelopment Project Areas for the Project; and

WHEREAS, the Agency finds that the expenditure of Naval Training Center Redevelopment Project Area low and moderate income housing set-aside funds in the amount of \$3,206,000 (the remaining \$400,000 is allocated from San Ysidro Project Area set-aside funds) outside of the Naval Training Center Redevelopment Project Area will be of benefit to the Naval Training Center Redevelopment Project Area: NOW, THEREFORE,

BE IT RESOLVED, that the Redevelopment Agency of the City of San Diego makes the Findings of Benefit to the Naval Training Center Redevelopment Project Area, as more fully set forth in Attachment "A", attached hereto and incorporated herein by this reference.

BE IT FURTHER RESOLVED, that the 20% Set Aside Funds identified above shall be

utilized for the proposed development of the El Pedregal Family Apartments Project in the San Ysidro Redevelopment Project Area.

APPROVED: MICHAEL J. AGUIRRE, General Counsel

By Kendall D. Berkey  
Kendall D. Berkey  
Deputy Counsel

KDB:nda  
06/26/07  
Or.Dept:Redev.Agency  
RA-2007-133  
MMS#3803  
Comp. R-2007-1303  
R-2007-1304  
R-2007-1305  
RA-2007-132  
RA-2007-134  
RA-2007-135  
RA-2007-136

I hereby certify that the foregoing Resolution was passed by the Redevelopment Agency of the City of San Diego, at its meeting of JUL 10 2007.

REDEVELOPMENT AGENCY

By Jeannette Santos  
Jeannette Santos, Deputy Secretary

Approved: 7-11-07  
(date)

JSL  
JERRY SANDERS, Executive Director

Vetoed: \_\_\_\_\_  
(date)

\_\_\_\_\_  
JERRY SANDERS, Executive Director

Attachment A

## **Findings of Benefit Summary – Naval Training Center Redevelopment Project Area**

### **El Pedregal Family Apartments**

It is proposed that funds from the Naval Training Center Low and Moderate Income Housing Fund (Housing Funds) be used outside of the Naval Training Center Redevelopment Project Area (Project Area) to assist in the development of a 45 unit affordable housing project called the El Pedregal Family Apartments Project (the Project). The Project site is located at 104 Averil Road, within the San Ysidro Redevelopment Project Area. The Project would provide two-, three, and four-bedroom units at rents affordable to families earning between 30% and 60% of the Area Median Income. The use of the Housing Fund for this Project will be of benefit to the Project Area, in that:

- The use of Housing Funds for the Project will enable the Redevelopment Agency to increase and improve the supply of very low and low income housing within the city of San Diego.
- Credit for the production of affordable units is given annually to agencies by the California Housing and Community Development Department, in accordance with State Law. If tax increment funds are used for the development of affordable units outside of the source project area, a maximum of one-half credit for every unit produced may be awarded to the source project area. Because of completed, current and planned redevelopment of the Project Area, there is no viable land area that is available for development of very low, low and moderate income housing at NTC. The benefit to the Project Area is the potential to have a maximum credit of 22 units for funding affordable housing outside of the Project Area.
- The use of the Housing Funds for the proposed Project will assist in the development of a total of 44 affordable units, with 5 of the units to be made affordable for tenants earning 30% of the Area Median Income, 5 of the units to be made affordable for tenants earning no more than 40% of the Area Median Income, 22 of the units to be made affordable for tenants earning no more than 50% of Area Median Income and 12 of the units to be made affordable for tenants earning no more than 60% of the Area Median Income.
- The Project will be developed within walking distance of public transportation which can benefit employees (ie service industry employees) that work in the Project Area.

Passed by the Redevelopment Agency of The City of San Diego on JUL 10 2007, by the following vote:

Agency Members	Yeas	Nays	Not Present	Ineligible
Scott Peters	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Kevin Faulconer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Toni Atkins	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Anthony Young	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Brian Maienschein	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Donna Frye	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Jim Madaffer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ben Hueso	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Date of final passage JUL 11 2007

AUTHENTICATED BY:

JERRY SANDERS  
Executive Director of The City of San Diego, California.

(Seal)

ELIZABETH S. MALAND  
Secretary of The City of San Diego, California.

By , Deputy

Office of the Redevelopment Agency, San Diego, California.

Resolution Number R-04173