

REDEVELOPMENT AGENCY OF

THE CITY OF SAN DIEGO

RESOLUTION NUMBER R - 04242

DATE OF FINAL PASSAGE MAR 14 2008

A RESOLUTION OF THE REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO APPROVING THE AGREEMENT BY AND BETWEEN THE REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO AND COMMUNITY HOUSINGWORKS FOR CONSULTANT SERVICES.

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

WHEREAS, pursuant to California Health and Safety Code Section 33334.2 of the California Community Redevelopment Law [CRL], the Agency must set aside twenty percent (20%) of tax increment funds generated in a project area to be used for the purposes of increasing, improving, and preserving the community's supply of low- and moderate- income housing available at affordable housing cost to persons and families of low or moderate income and very low income households; and

WHEREAS, in accordance with Section 33334.2(e)(8) of the CRL, the Agency may exercise any, or all of its powers to carry out this purpose, including providing subsidies to, or for the benefit of, very low-income households, lower-income households, or persons and families of low or moderate income to the extent those households cannot obtain housing at affordable costs on the open market; and

WHEREAS, in order to carry out and implement the objectives and goals of the Redevelopment Plan for the Project Area and the CRL, the Agency created the “Home in the Heights Homebuyer Assistance Program” [HITH Program] to provide second trust deed loans (silent second) to eligible first-time homebuyers for the purchase of eligible homes located within the Project Area and the City Heights Community Planning Area [Project and Planning Area], with priority given specifically to residents displaced by redevelopment projects proposed in the Project Area; and

WHEREAS, the Agency’s financial assistance pursuant to the HITH Program consists of a loan, forgivable over a twenty (20) year period, evidenced by a promissory note and secured by a deed of trust recorded against a subject property that is second in priority, subordinate only to a lending institution’s first trust deed loan; and

WHEREAS, when the Agency adopted the Redevelopment Agency Budget for Fiscal Year 2008 on May 15, 2007, the Agency allocated a certain amount of tax increment funds to be expended toward HITH Program purposes; and

WHEREAS, the previously effective services agreement with Consultant expired on December 31, 2007, and the Agency continues to require the services of Consultant to provide for the administration and management of the HITH Program; and

WHEREAS, in light of the above, the Agency desires to approve and enter into the Agreement with Consultant for Consultant Services for a term commencing retroactively on January 1, 2008 and expiring on June 30, 2009, and for total compensation to be paid to Consultant for said services in an amount not to exceed Seventy Five Thousand Dollars (\$75,000) to be paid from funds previously budgeted by the Agency toward the HITH Program;

NOW, THEREFORE,

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

1. That the Agency approves the Agreement By and Between the Redevelopment Agency of the City of San Diego and Community Housing Works for Consulting Services, and the Exhibits attached thereto, in connection with the "Home in the Heights Homebuyer Assistance Program", to be effective for the term of January 1, 2008 through June 30, 2009, and for total compensation to be paid to Consultant for said services in an amount not to exceed Seventy Five Thousand Dollars (\$75,000).

2. That the Agency authorizes Community Housing Works to administer and manage the "Home in the Heights Homebuyer Assistance Program" on behalf of the Agency pursuant to the revised Guidelines for the HITH Program, and as said Guidelines may be amended in writing by the Agency, and in accordance with the Agreement with Community Housing Works for Consulting Services.

3. That the Executive Director of the Agency, or designee, is hereby authorized and empowered to execute, for and on behalf of the Agency, the Agreement with Community Housing Works for Consultant Services, a copy of which shall be placed on file in the office of the secretary of the Agency as Document No. D- 04242.

4. That this activity is not a "project" for purposes of the California Environmental Quality Act [CEQA] because it does not meet the criteria set forth in CEQA Guidelines Section 15378. Therefore, pursuant to CEQA Guidelines Section 15060(c)(3), this activity is not subject to CEQA.

APPROVED: MICHAEL J. AGUIRRE, General Counsel

By Kendall D. Berkey  
Kendall D. Berkey  
Deputy General Counsel

KDB:nda  
02/05/08  
Or.Dept:Redev.Agency  
RA-2008-72  
MMS#4913  
Comp. R-2008-650  
RA-2008-71  
RA-2008-73

I hereby certify that the foregoing Resolution was passed by the Redevelopment Agency of the City of San Diego, at its meeting of MAR 04 2008.

REDEVELOPMENT AGENCY

By Jeannette Santos  
Jeannette Santos, Deputy Secretary

Approved: 3.14.08  
(date)

JSL  
JERRY SANDERS, Executive Director

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

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

Passed by the Redevelopment Agency of The City of San Diego on MAR 14 2008, 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"/>

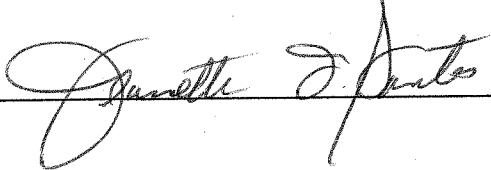
Date of final passage MAR 14 2008

AUTHENTICATED BY:

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

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

(Seal)

By , Deputy

Office of the Redevelopment Agency, San Diego, California.  
Resolution Number R- 04242