

LET [unclear] 11/1  
Item 2, Ag. RA Mtg  
(RA-2009-28) 10/28/08

REDEVELOPMENT AGENCY OF  
THE CITY OF SAN DIEGO

RESOLUTION NUMBER R- 04340  
DATE OF FINAL PASSAGE NOV 13 2008

A RESOLUTION OF THE REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO MAKING CERTAIN FINDINGS RELATING TO THE USE OF LOW- AND MODERATE- INCOME HOUSING TAX INCREMENT (SET-ASIDE) FUNDS OUTSIDE OF THE LINDA VISTA REDEVELOPMENT PROJECT AREA FOR THE LINDA VISTA REDEVELOPMENT HOUSING ENHANCEMENT LOAN PROGRAM.

WHEREAS, in accordance with California Community Redevelopment Law, codified as California Health and Safety Code Section 33000 *et seq.* [CRL], 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, improving and preserving the City of San Diego'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, Section 33334.2 of the CRL provides that Set-Aside Funds shall be used to provide housing for specific income groups, and that findings of benefit [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 the 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 of a redevelopment project area provided the Findings of Benefit are made as required by the CRL; and

WHEREAS, the Agency has established a newly revised Linda Vista Redevelopment Housing Enhancement Loan Program [Linda Vista HELP Program] to provide loans, forgivable over a ten (10) year period, for the enhancement/rehabilitation of eligible owner-occupied residential properties built prior to 1980 within the Linda Vista Community Planning Area, which said area encompasses the Linda Vista Redevelopment Project Area [Project Area] and neighborhoods surrounding the Project Area; and

WHEREAS, as of June 30, 2008, approximately \$172,101 from previous allocations of Set-Aside Funds for the former Linda Vista Redevelopment Project Area Housing Enhancement Loan Program and accrued interest and loan repayments are now available to be carried over to fund the loans and costs associated with the administration and management of the Linda Vista HELP Program [Program Purposes];

WHEREAS, the Agency has also budgeted the expenditure of Set Aside Funds generated in the Project Area in an amount not to exceed \$18,400, which said funds are available in the Fiscal Year 2008-2009 Budget and identified therein to be expended for Program Purposes; and

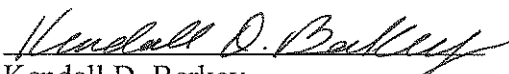
WHEREAS, in order to implement the Linda Vista HELP Program, the Agency desires to allocate the approximate \$172,101 of carry over funds and the new expenditure of not to exceed \$18,400 of Set-Aside Funds, totaling approximately \$190,501, to be used outside of the Project Area within the Linda Vista Community Planning Area for Program Purposes as contemplated by the Linda Vista HELP Program; and

WHEREAS, the Agency finds that the expenditure of the Project Area Set-Aside Funds in the amount not to exceed \$18,400 and the carry-over funds in the approximate amount of \$172,101 outside the Project Area for the newly revised Linda Vista HELP Program will be of benefit to the Project Area; NOW, THEREFORE,

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

BE IT FURTHER RESOLVED, that the Project Area Set-Aside Funds in the amount not to exceed Eighteen Thousand Four Hundred Dollars (\$18,400) and the carry-over funds in the approximate amount of One Hundred Seventy Two Thousand One Hundred One Dollars (\$172,101) identified above are authorized to be expended outside the Project Area pursuant to the newly revised "Linda Vista Redevelopment Housing Enhancement Loan Program" [Linda Vista HELP Program] within the Linda Vista Community Planning Area.

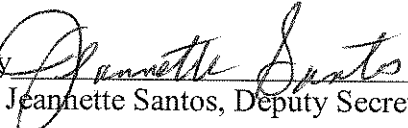
APPROVED: MICHAEL J. AGUIRRE, General Counsel

By   
Kendall D. Berkey  
Deputy General Counsel

KDB:nda  
10/02/08  
Or.Dept:Redev.Agency  
RA-2009-28  
MMS#6864  
Comp. R-2009-434  
RA-2009-29  
RA-2009-30

I hereby certify that the foregoing Resolution was passed by the Redevelopment Agency of the City of San Diego, at this meeting of OCT 28 2008.

REDEVELOPMENT AGENCY

By   
Jeannette Santos, Deputy Secretary

Approved: 11.13.08  
(date)

  
JERRY SANDERS, Executive Director

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

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

ATTACHMENT "A"  
FINDINGS OF BENEFIT

**FINDINGS OF BENEFIT  
FOR THE USE OF LINDA VISTA REDEVELOPMENT PROJECT AREA  
LOW- AND MODERATE- INCOME HOUSING TAX INCREMENT SET-ASIDE FUNDS  
OUTSIDE OF THE PROJECT AREA**

The proposed use of Low- and Moderate- Income Housing Set-Aside Funds [LMIHF] from the Linda Vista Redevelopment Project Area [Project Area] for the newly revised Linda Vista Redevelopment Housing Enhancement Loan Program [Linda Vista HELP Program] implemented in the Linda Vista Community Planning Area, which said area encompasses the Project Area and neighborhoods surrounding the Project Area, will benefit the Project Area in that:

1. The Linda Vista Redevelopment Project Area, comprised only of a shopping center with no residential zoning, does not provide any sites for the mandated very low, low and moderate income housing.
2. The provision and preservation of affordable housing is, in itself, a fundamental purpose of redevelopment. Any preservation of the stock of available housing for low- and moderate- income persons benefits the surrounding areas, including the Project Area providing the funds, by encouraging local accommodations for a diverse workforce and consumers at various income levels throughout the City.
3. The Linda Vista HELP Program will help fulfill the goals of the Linda Vista Redevelopment Plan and Implementation Plans [Plans] for the Project Area. The owner-occupants eligible for the Linda Vista HELP Program will live in the Linda Vista Community Planning Area and may shop at the Linda Vista Shopping Center. Their close proximity within and to the Project Area promotes the success of the Plans, which include: providing incentives for housing rehabilitation and affordable housing development, and encouraging and contributing to the economic, social and physical health, safety, welfare and convenience of the community.
4. The Linda Vista HELP Program will support home-ownership by low- and moderate-income residents.
5. The Linda Vista HELP Program improvements to neighborhood houses will address local residential health and safety concerns by providing a means for low and moderate-income homeowners to eliminate potential hazards such as inadequate or leaking roofing and gutters, painting, stucco repair and water proofing, and substandard doors and windows.
6. The use of approximately \$172,101 of carry over funds previously allocated to the prior Linda Vista HELP Program and the use of not to exceed \$18,400 available in, and allocated from, the Fiscal Year 2008-2009 Project Area LMIHF Budget for the Linda Vista HELP Program will enable the Agency to disburse approximately eight (8) loans to owner-occupied, income eligible households seeking to rehabilitate homes located within the Linda Vista Community Planning Area.



Passed by the Redevelopment Agency of The City of San Diego on OCT 28 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 NOV 13 2008

AUTHENTICATED BY:

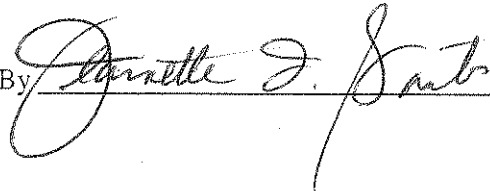
JERRY SANDERS

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-04340