

REDEVELOPMENT AGENCY OF

THE CITY OF SAN DIEGO

RESOLUTION NUMBER R- 04383

DATE OF FINAL PASSAGE MAY 04 2009

A RESOLUTION OF THE REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO APPROVING THE GUIDELINES FOR THE REDEVELOPMENT HOUSING ENHANCEMENT LOAN PROGRAM FOR THE REDEVELOPMENT PROJECT AREAS MANAGED BY THE SOUTHEASTERN ECONOMIC DEVELOPMENT CORPORATION [SEDC] MADE APPLICABLE WITHIN SEDC'S AREA OF INFLUENCE.

WHEREAS, the Redevelopment Agency of the City of San Diego [Agency] is engaged in activities necessary to carry out and implement the Redevelopment Plans for the Southcrest, Mount Hope, Central Imperial, and Gateway Center West Redevelopment Project Areas [Project Areas]; 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)(7) of the CRL, the Agency may exercise any or all of its powers to carry out the purposes set forth in Section 33334.2, including providing for the rehabilitation of buildings or structures that benefit persons and families of low or moderate income; and

WHEREAS, the Southeastern Economic Development Corporation [SEDC] is a non-profit corporation that manages the Project Areas and the areas outside the Project Areas within the surrounding neighborhoods located in SEDC's Area of Influence including the Dells Imperial Study Area [collectively referred to as the SEDC HELP Area or SEDC Area of Influence]; and

WHEREAS, in order to carry out and implement the objectives and goals of the Redevelopment Plans for the Project Areas and the CRL, the Agency proposes to establish a newly revised "Redevelopment Housing Enhancement Loan Program for the Redevelopment Project Areas Managed by the Southeastern Economic Development Corporation", hereinafter referred to as the Program, to provide housing enhancement/rehabilitation forgivable loans to owner-occupants, of eligible one- and two- unit properties at least ten years old within the SEDC HELP Area, whose gross household income is no greater than 100% of the area median family income [AMI] for San Diego County; and

WHEREAS, subject to the availability of Program funds, the Agency would loan to an eligible owner-occupant of an eligible property an amount up to \$35,000 to be used toward rehabilitating and enhancing the interior and exterior conditions of the owner-occupant's dwelling and an additional amount up to \$10,000 to be used toward providing water conserving landscape improvements and/or energy conserving improvements to the subject property; and

WHEREAS, the Agency's loan would be forgivable over a ten (10) year period and evidenced by a Memorandum of Lien Affecting Real Property recorded against a subject property that is subordinate in priority to any and all rights of an institutional first mortgage holder, concurrent mortgage holder and/or prior issuer of home equity lines of credit, whose deed of trust is secured by the subject property; and


WHEREAS, the Agency and the San Diego Housing Commission propose to enter into an Amended Agreement which authorizes the San Diego Housing Commission to provide the necessary administration and management services for the Program, including management and expenditure of the Agency funds allocated toward the Program; NOW, THEREFORE,

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

1. That the Agency approves the Guidelines for the newly revised "Redevelopment Housing Enhancement Loan Program for the Redevelopment Project Areas Managed by the Southeastern Economic Development Corporation", hereinafter referred to as the Program, and the form Memorandum of Lien Affecting Real Property attached thereto as Exhibit "A"; a copy of the Guidelines for the Program, together with Exhibit "A", shall be placed on file in the office of the secretary of the Agency as Document No. D- 04383.

2. 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: JAN I. GOLDSMITH, General Counsel

By 
Kendall D. Berkey
Deputy General Counsel

KDB:nda
04/07/09
Or.Dept:Redev.Agency
RA-2009-75
MMS#7868
Comp.:R-2009-884
RA-2009-76
RA-2009-77
RA-2009-90

I hereby certify that the foregoing Resolution was passed by the Redevelopment Agency of the City of San Diego, at this meeting of APR 21 2009

REDEVELOPMENT AGENCY

By 
Jeannette Santos, Deputy Secretary

Approved: 5-4-09
(date)


JERRY SANDERS, Executive Director

Vetoed: _____
(date)

JERRY SANDERS, Executive Director

Passed by the Redevelopment Agency of The City of San Diego on APR 21 2009, by the following vote:

Agency Members	Yeas	Nays	Not Present	Recused
Sherri Lightner	<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"/>
Todd Gloria	<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"/>
Carl DeMaio	<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"/>
Marti Emerald	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ben Hueso	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>


Date of final passage MAY 04 2009

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

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