

REDEVELOPMENT AGENCY OF
THE CITY OF SAN DIEGO

RESOLUTION NUMBER R- 04384

DATE OF FINAL PASSAGE MAY 04 2009

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 SOUTHCREST AND MOUNT HOPE REDEVELOPMENT PROJECT AREAS FOR USE TOWARD THE REDEVELOPMENT HOUSING ENHANCEMENT LOAN PROGRAM FOR THE REDEVELOPMENT PROJECT AREAS MANAGED BY THE SOUTHEASTERN ECONOMIC DEVELOPMENT CORPORATION [SEDC] AND WITHIN SEDC'S AREA OF INFLUENCE.

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 Southcrest, Mount Hope, Central Imperial, and Gateway Center West Redevelopment Project Areas [Project Areas] are redevelopment project areas adopted by the Agency pursuant to the California Community Redevelopment Law (California Health and Safety Code Section 33000 et seq.); 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, the Agency has established 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, as of June 30, 2008, the Agency currently has approximately \$146,850 of Low and Moderate Income Housing Tax Increment Set-Aside Fund allocations, including tax increment, accrued interest and loan repayments, allocated from the Mount Hope Redevelopment Project Area in the approximate amount of \$77,595 and the Southcrest Redevelopment Project Area in the approximate amount of \$69,255, that were to be expended under the Agency's rehabilitation programs previously created for the Southcrest and Mt. Hope Redevelopment Project Areas, titled

the Southcrest Housing Rehabilitation Program and the Mount Hope Housing Rehabilitation Program, which programs have since been amended; and

WHEREAS, certain carry over funds of Low and Moderate Income Housing Set-Aside Fund allocations remaining from the previously approved rehabilitation programs in the approximate amount of \$146,850, including tax increment, accrued interest and loan repayments, are available to be carried over to fund the loans and costs associated with the administration and management of the Program [Program Purposes]; and

WHEREAS, in order to implement the Program, the Agency desires to allocate those carry over funds in the approximate amount of \$146,850 as of June 30, 2008, to be used inside and outside the Mount Hope and Southcrest Redevelopment Project Areas within the SEDC HELP Area as contemplated by the Program; and

WHEREAS, the Agency finds that the expenditure of carry over Low and Moderate Income Housing Tax Increment Set-Aside Funds, including tax increment, accrued interest and loan repayments, from the Southcrest and Mount Hope Redevelopment Project Areas in the approximate amount of \$146,850 as of June 30, 2008 within the SEDC HELP Area for the newly revised Program will be of benefit to the Southcrest and Mount Hope Redevelopment Project Areas; NOW, THEREFORE,

BE IT RESOLVED, that the Redevelopment Agency of the City of San Diego makes the Findings of Benefit to the Southcrest and Mount Hope Redevelopment Project Areas as follows:

(a) That the proposed use of carry over Low- and Moderate- Income Housing Tax Increment Set-Aside Funds, including tax increment, accrued interest and loan repayments, from the Southcrest Redevelopment Project Area [Project Area] for the newly revised Redevelopment Housing Enhancement Loan Program for the Redevelopment Project Areas Managed by the

Southeastern Economic Development Corporation [SEDC], hereinafter referred to as the Program, implemented in part outside of the Project Area within the SEDC Area of Influence will benefit the Project Area in that:

(1) 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 that provides the funds, by encouraging local accommodations for a diverse workforce and consumers at various income levels throughout the City of San Diego.

(2) The Program will help fulfill the goals of the Redevelopment Plan and Implementation Plans [Plans] for the Project Area. The owner-occupants eligible for the Program will live in the Project Area or outside the Project Area in the adjacent neighborhoods located within the SEDC Area of Influence. Their close proximity within and to the Project Area promotes the success of the Plans by improving, promoting and preserving the positive neighborhood characteristics of the Project Area, promoting varied housing opportunities, improving and enhancing the housing stock within the Project Area, and supporting and promoting the growth and vitality of the Southcrest business environment.

(3) The Program will support home-ownership by low- and moderate-income residents within and outside the Project Area.

(4) The use of carry over funds remaining from the previously approved but amended SEDC Housing Enhancement Loan Programs in the approximate amount of \$146,850 as of June 30, 2008, allocated from the Mount Hope Redevelopment Project Area in the approximate amount of \$77,595 and the Southcrest Redevelopment Project Area in the approximate amount of \$69,255, toward the Program will enable the Agency to disburse

approximately four (4) loans to owner-occupied, income eligible households seeking to rehabilitate homes located within the Project Area and/or outside the Project Area within the SEDC Area of Influence.

(b) That the proposed use of carry over Low- and Moderate- Income Housing Tax Increment Set-Aside Funds, including tax increment, accrued interest and loan repayments, from the Mount Hope Redevelopment Project Area [Project Area] for the Program implemented in part outside of the Project Area within the SEDC Area of Influence will benefit the Project Area in that:

(1) 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 that provides the funds, by encouraging local accommodations for a diverse workforce and consumers at various income levels throughout the City of San Diego.

(2) The Program will help fulfill the goals of the Redevelopment Plan and Implementation Plans [Plans] for the Project Area. The owner-occupants eligible for the Program will live in the Project Area or outside the Project Area in the adjacent neighborhoods located within the SEDC Area of Influence. Their close proximity within and to the Project Area promotes the success of the Plans by improving, promoting and preserving the positive neighborhood characteristics of the Project Area, promoting varied housing opportunities, improving and enhancing the housing stock within the Project Area, and supporting and promoting the growth and vitality of the Mt. Hope business environment.

(3) The Program will support home-ownership by low- and moderate-income residents within and outside the Project Area.

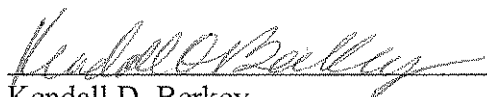
(4) The use of carry over funds remaining from the previously approved but amended SEDC Housing Enhancement Loan Programs in the approximate amount of \$146,850 as of June 30, 2008, allocated from the Mount Hope Redevelopment Project Area in the approximate amount of \$77,595 and the Southcrest Redevelopment Project Area in the approximate amount of \$69,255, toward the Program will enable the Agency to disburse approximately four (4) loans to owner-occupied, income eligible households seeking to rehabilitate homes located within the Project Area and/or outside the Project Area within the SEDC Area of Influence.

(c) That the findings stated above are fully set forth in the document titled "Findings of Benefit" attached to Agenda Report No. RA-09-7 as Attachment No. 2 and incorporated herein by this reference.

(d) That previously allocated carry-over funds in the approximate amount of One Hundred Forty Six Thousand Eight Hundred Fifty Dollars (\$146,850) as of June 30, 2008, from the Mount Hope Redevelopment Project Area in the approximate amount of \$77,595 and the Southcrest Redevelopment Project Area in the approximate amount of \$69,255, shall be utilized for the newly revised Program within the Mount Hope and Southcrest Redevelopment Project Areas or outside the Project Areas within the SEDC Area of Influence.

APPROVED: JAN I. GOLDSMITH, General Counsel

By



Kendall D. Berkey
Deputy General Counsel

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

APR 21 2009

Passed by the Redevelopment Agency of The City of San Diego on _____, 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

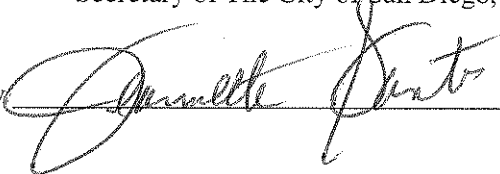
Date of final passage MAY 04 2009

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
Resolution Number R- <u>04384</u>