

REDEVELOPMENT AGENCY OF

THE CITY OF SAN DIEGO

RESOLUTION NO. 2899

ADOPTED ON OCTOBER 20, 1998

A RESOLUTION OF THE REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO APPROVING THE HOUSING REPLACEMENT PLAN FOR THE CITY HEIGHTS REDEVELOPMENT PROJECT; AND FINDING, BASED ON SUBSTANTIAL EVIDENCE, AFTER A PUBLIC HEARING, THAT USING REPLACEMENT HOUSING UNITS IN THE BARRIO LOGAN REDEVELOPMENT PROJECT AREA WILL NOT CAUSE OR EXACERBATE RACIAL, ETHNIC, OR ECONOMIC SEGREGATION.

WHEREAS, not less than thirty days prior to the execution of an agreement for acquisition of real property, or the execution of an agreement for the disposition and development of property, which agreement would lead to the destruction or removal of dwelling units from the low-and moderate-income housing market, the Redevelopment Agency of The City of San Diego [Agency] shall adopt by resolution a housing replacement plan; and

WHEREAS, the Disposition and Development Agreement [DDA] between the Agency and CityLink Investment Corporation to complete the City Heights Urban Village Retail project will be executed thirty days after the Housing Replacement Plan has been adopted by the Agency; and

WHEREAS, 137 dwelling units housing persons and families of low or moderate income will be removed as part of the City Heights Urban Village Retail Project; and

WHEREAS, whenever dwelling units housing persons and families of low or moderate income are destroyed or removed from the low- and moderate-income housing market as a part of a redevelopment project which is subject to a written agreement with the Agency, the Agency

shall, within four years of the destruction or removal, rehabilitate, develop, or construct, or cause to be rehabilitated, developed, or constructed, for rental or sale to persons and families of low or moderate income, an equal number of replacement dwelling units which have an equal or greater number of bedrooms as those destroyed or removed units at affordable housing costs within the territorial jurisdiction of the Agency pursuant to Health and Safety Code section 33413(a); and

WHEREAS, the City Heights Urban Village Retail Project is currently not generating any tax increment income that could be used to build the replacement housing units within the time limit set by California Health and Safety Code section 33413(a) in the City Heights Redevelopment Project area; and

WHEREAS, the Agency proposes to use the previously-built Mercado Apartments located in the Barrio Logan Redevelopment Project area to satisfy the housing replacement requirements of the City Heights Redevelopment Project; and

WHEREAS, because the proposed replacement housing is not in the City Heights Redevelopment Project area, the Agency must find, based on substantial evidence, after a public hearing, that having the replacement dwelling units in the Barrio Logan Redevelopment Project area will not cause or exacerbate racial, ethnic, or economic segregation; and

WHEREAS, the 1990 Census Profile for the City Heights Community Planning Area characterizes City Heights as 31.9 percent Hispanic, 28.1 percent White, 21.7 percent Black, 17.3 percent Asian/Pacific Islander, and 1 percent Other, and the 1990 Census Profile for the Barrio Logan Community Planning Area characterizes Barrio Logan as 30.1 percent Hispanic, 49.7 percent White, 15.4 percent Black, 3.8 percent Asian/Pacific Islander and 1.0 percent Other; and

WHEREAS, the 1990 Census Profile for the City Heights Community Planning Area shows the median household income is \$19,755 and 30.4 percent of the population is below the poverty level, and the 1990 Census Profile for the Barrio Logan Community Planning Area shows the median household income is \$12,500 and 50.5 percent of the population in Barrio

Logan is below the poverty level; and

WHEREAS, because both the Barrio Logan and City Heights communities represent significant populations of under-represented racial and ethnic groups with below the median area average income, the use of low and very-low income replacement housing units in Barrio Logan as opposed to City Heights will not cause or exacerbate racial, ethnic, or economic segregation;
NOW, THEREFORE,

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

1. That it approves the Housing Replacement Plan for the City Heights Redevelopment Project, a copy of which is on file in the office of the City Clerk as Document No. RR-290898.
2. That it finds, based on substantial evidence, after a public hearing, that the use of replacement dwelling units in the Barrio Logan Redevelopment Project Area will not cause or exacerbate racial, ethnic, or economic segregation.

APPROVED: CASEY GWINN, General Counsel

By
Elisa A. Cusato
Deputy General Counsel

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