

RESOLUTION NO. R-250189

SEP 11 1979

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIEGO, CALIFORNIA APPROVING THE LEASE OF CERTAIN PROPERTY IN THE MARINA REDEVELOPMENT PROJECT AREA TO HORTON HOUSE INTERFAITH HOUSING CORPORATION; APPROVING THE DISPOSITION AND DEVELOPMENT AGREEMENT (INCLUDING THE GROUND LEASE ATTACHED THERETO) PERTAINING THERETO; AND MAKING CERTAIN FINDINGS WITH RESPECT TO SUCH LEASE

WHEREAS, the Redevelopment Agency of the City of San Diego (the "Agency") is engaged in activities necessary to carry out and implement the Redevelopment Plan for the Marina Redevelopment Project; and

WHEREAS, in order to carry out and implement such Redevelopment Plan, the Agency proposes to lease certain real property in such Project area to Horton House Interfaith Housing Corporation (the "Developer"), pursuant to the terms and provisions of a Disposition and Development Agreement, including the Ground Lease attached thereto, (the "Agreement"), which Agreement contains a description of said property; and

WHEREAS, the Developer has executed and submitted to this Agency and the City Council of the City of San Diego copies of said proposed Agreement in a form desired by the Developer; and

WHEREAS, the Centre City Development Corporation (the "CCDC") has reviewed and discussed said proposed Agreement and has recommended that the City Council approve and the Agency enter into the Agreement; and

WHEREAS, pursuant to the California Community Redevelopment Law (California Health and Safety Code, Section 33000 et seq.) this City Council and the Agency held a joint public hearing on the proposed lease of such real property pursuant to such Agreement; having duly published notice of such public hearing and made copies of the proposed Agreement, and other reports and documents (including the summary provided for in Section 33433) available for public inspection and comment; and

WHEREAS, the Agency, after such public hearing, and subject to City Council approval, approved such proposed Agreement and the proposed lease of such real property pursuant to such Agreement; and

WHEREAS, the Agency has approved and adopted a First Amended Replacement Housing Plan (a copy of which Plan is on file in the office of the Secretary of the Agency as Document No. 512) pertaining to the rehabilitation, development, or construction of dwelling units to replace those dwelling units housing low and moderate income persons and families removed or destroyed as a result of the implementation of the development activities proposed in the Agreement; and

WHEREAS, the Agency has approved and adopted a First Supplement to the Relocation Report Pertaining to the Proposed Disposition and Development Agreements for Phase 1 of the Marina-Columbia Residential Project (a copy of which First Supplement is on file in the office of the Secretary of the Agency as Document No. 522), pertaining to the relocation of persons, families, and businesses to be displaced as a result of the implementation of development activities proposed in the Agreement; and

WHEREAS, the City Council has duly considered all terms and conditions of the proposed lease of the real property and believes that the redevelopment of the real property pursuant to the proposed Agreement is in the best interests of the City and the health, safety, morals and welfare of its residents, and in accord with the public purposes and provisions of applicable State and local law and requirements.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of San Diego as follows:

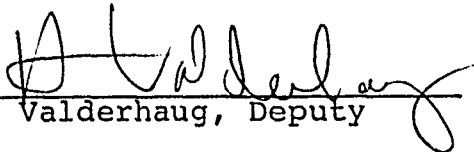
1. The City Council recognizes that it has received and heard all oral and written objections to the proposed Agreement (including the Ground Lease attached thereto), to the proposed lease of the real property pursuant to the proposed Agreement, and to other matters pertaining to this transaction, and that all such oral and written objections are hereby overruled.

2. The City Council hereby finds and determines that the consideration to be paid by the Developer for the lease of the real property upon which the housing is to be developed and constructed is not less than fair market value in accordance with the covenants and conditions governing such lease as set forth in the proposed Agreement (including the Ground Lease attached thereto). The City Council hereby further finds and determines that all consideration to be paid under the proposed Agreement (including the Ground Lease attached thereto) is in amounts necessary to effectuate the purposes of the Redevelopment Plan for the Marina Redevelopment Project.

3. The lease of the real property, and the proposed Agreement (including the Ground Lease attached thereto) which establishes the terms and conditions for the lease and development of the real property, are hereby approved.

4. The City Council hereby authorizes the City Clerk to deliver a copy of this Resolution to the Executive Director and members of the Agency. A copy of the Agreement when executed by the Agency shall be placed on file in the office of the City Clerk as Document No. RR- 250189-2

APPROVED: JOHN W. WITT, City Attorney

By   
H. Valderhaug, Deputy

SEP 11 1979

Passed and adopted by the Council of The City of San Diego on  
by the following vote:

| Councilmen          | Yeas                                | Nays                                | Not Present                         | Ineligible               |
|---------------------|-------------------------------------|-------------------------------------|-------------------------------------|--------------------------|
| Bill Mitchell       | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> |
| Maureen F. O'Connor | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Bill Lowery         | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> |
| Leon L. Williams    | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> |
| Fred Schnaubelt     | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| Tom Gade            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> |
| Larry Stirling      | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Lucy Killea         | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> |
| Mayor Pete Wilson   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> |

AUTHENTICATED BY:

PETE WILSON

Mayor of The City of San Diego, California.

(Seal)

CHARLES G. ABDELNOUR

City Clerk of The City of San Diego, California.

By *Ellen Board*, Deputy.

Office of the City Clerk, San Diego, California

Resolution Number **250189** Adopted **SEP 11 1979**