

(O-84-148)

ORDINANCE NUMBER O- 16153 (New Series)

Adopted on FEB 7 1984

AN ORDINANCE RELATING TO INCREASING THE HOUSING SUPPLY BY THE ESTABLISHMENT OF A HOME FINANCING PROGRAM FOR MODERATE AND LOW-INCOME FAMILIES AND THE SALE OF MORTGAGE REVENUE BONDS TO FINANCE HOME MORTGAGES.

WHEREAS, Chapters 1-5 of Part 5 of Division 31 of the Health and Safety Code of the State of California (the "Act") authorize cities to incur indebtedness for the purpose of financing home mortgages authorized by the Act, and the Act provides a complete, additional and alternative method for doing the things authorized thereby; and

WHEREAS, the City Council of The City of San Diego (the "City") hereby finds and declares that it is necessary, essential and a public purpose for the City to finance home mortgages pursuant to the Act, in order to increase the housing supply in the City for persons and families within the income limitations established by the Act; and

WHEREAS, the City Council hereby finds and declares that this ordinance is being adopted pursuant to the powers granted by the Act; and

WHEREAS, all conditions, things and acts required to exist, to have happened and to have been performed precedent to and in the implementation of the home financing program as contemplated by this ordinance, have happened and have been performed in due time, form and manner as required by the laws of the State of California, including the Act; NOW, THEREFORE,

BE IT ORDAINED, by the Council of The City of San Diego, as follows:

Section 1. The City hereby adopts a home financing program (the "Program") pursuant to the Act for the purpose of increasing the housing supply for moderate and low-income families in the City and hereby determines to issue mortgage revenue bonds pursuant to said Act to provide funds for the Program based upon the findings of the City Council.

Section 2. The City Council hereby finds and declares that:

(a) Decent housing is an essential motivating force in helping people to achieve self-fulfillment in a free and democratic society.

(b) A healthy housing market is one in which residents of this state have a choice of housing opportunities and one in which the housing consumer may effectively choose within the free market place.

(c) There exists within the City a shortage of housing available to moderate and low-income persons and that this shortage is exacerbated during periods of rising interest rates, particularly as high interest rates have the effect of diminishing the number of otherwise credit-worthy buyers from qualifying for private sector mortgage capital sources. The City Council further finds that in order to remedy this adverse effect on potential home buyers on the lower end of the purchasing spectrum, it is necessary to implement a public program to reduce the cost of mortgage financing for single-family purchases for those persons unable to compete for

mortgage financing in the conventional mortgage market.

(d) It is necessary, in order to implement a public program to reduce the cost of mortgage financing, to authorize long-term, low-interest mortgages to persons not presently eligible for financing through private sector lending institutions. The City Council further finds and declares that in order to finance the Program, mortgage revenue bonds are hereby authorized to be sold to fund the Program.

Section 3. The City shall operate the Program within the geographical boundaries of the City.

Section 4. The Program shall comply with the land use element and the housing element of the general plan of the City.

Section 5. Rules and regulations are hereby authorized to be adopted by ordinance or resolution of the City Council and shall be promulgated in the form and the manner best suited to attain the objectives of the Program within the City.

Section 6. The facts constituting the public purpose of this ordinance are the findings of the City Council set forth in Section 2 herein.

Section 7. The provisions of this ordinance, being necessary for the welfare of the City and its inhabitants shall be liberally construed to effect the purpose of the Program.

Section 8. This ordinance is adopted pursuant to the powers granted by the Act.


Section 9. The City Clerk is hereby authorized and directed to cause a digest or a copy of this ordinance to be published at least once in The San Diego Daily Transcript within fifteen (15) days after the adoption of this ordinance pursuant

to Section 18 of the City Charter.

Section 10. This ordinance shall take effect and be in force on the thirtieth day from and after its adoption.

APPROVED: John W. Witt, City Attorney

By


Harold O. Valderhaug
Deputy City Attorney

HOV:ps

1/11/84

Or.Dept:Hsg.Comm.

Form=r.none

Passed and adopted by the Council of The City of San Diego on FEB 7 1984,
 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"/>
Bill Cleator	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Gloria McColl	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
William Jones	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ed Struikma	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mike Gotch	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dick Murphy	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Uvaldo Martinez	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mayor Roger Hedgecock	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

AUTHENTICATED BY: ROGER HEDGECOCK,
 Mayor of The City of San Diego, California.

CHARLES G. ABDELNOUR,
 City Clerk of The City of San Diego, California.

(Seal)

By Barbara Berridge, Deputy.

I HEREBY CERTIFY that the foregoing ordinance was not finally passed until twelve calendar days had elapsed between the day of its introduction and the day of its final passage, to wit, on

JAN 23 1984, and on FEB 7 1984

~~I FURTHER CERTIFY that said ordinance was read in full prior to its final passage.~~

I FURTHER CERTIFY that the reading of said ordinance in full was dispensed with by a vote of not less than a majority of the members elected to the Council, and that there was available for the consideration of each member of the Council and the public prior to the day of its passage a written or printed copy of said ordinance.

CHARLES G. ABDELNOUR,
 City Clerk of The City of San Diego, California.

(Seal)

By Barbara Berridge, Deputy.

Office of the City Clerk, San Diego, California	
Ordinance Number <u>0-16153</u>	Adopted <u>FEB 7 1984</u>