

(R-91-1810)

RESOLUTION NUMBER R- 277843

ADOPTED ON APR 30 1991

A RESOLUTION OF THE COUNCIL OF THE CITY OF SAN DIEGO DETERMINING THAT THE USE OF FUNDS FROM THE HORTON PLAZA AND COLUMBIA LOW AND MODERATE INCOME HOUSING FUNDS TO PAY PART OF THE COST OF ACQUIRING HOUSING UNDER A PROPOSED ACQUISITION LOAN AGREEMENT BETWEEN THE REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO AND OCCUPATIONAL TRAINING SERVICES, INC., WILL BE OF BENEFIT TO THE HORTON PLAZA AND COLUMBIA REDEVELOPMENT PROJECTS.

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 Horton Plaza and Columbia Redevelopment Projects (the "Projects"); and

WHEREAS, the Agency proposed to provide financial assistance for the acquisition of certain real property and existing residential units and related facilities to provide housing for low and moderate income persons that is of benefit to the Project areas pursuant to the terms and provisions of an Acquisition Loan Agreement with Occupational Training Services, Inc.; and

WHEREAS, the Centre City Development Corporation, Inc., has reviewed and discussed said proposed Acquisition Loan Agreement and has recommended that the Agency enter into the Agreement; and

WHEREAS, the City Council believes the proposed agreement is in the best interest 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 laws and requirements; and

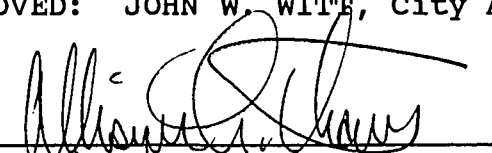
WHEREAS, as part of carrying out the Project, the Agency has established the Horton Plaza and Columbia Low and Moderate Income Housing Funds, and has and will deposit funds therein as provided by the California Community Redevelopment Law (Health & Safety Code section 33000 et seq.); and

WHEREAS, the Agency desires to use funds from the Horton Plaza and Columbia Low and Moderate Income Housing Funds to pay part of the cost of acquiring the housing under the Acquisition Loan Agreement for low and moderate income persons; NOW, THEREFORE,

BE IT RESOLVED, by the Council of The City of San Diego, that the Council finds and determines that, based upon the information set forth in Attachment No. 1 (attached hereto and incorporated herein by this reference), the use of funds from the Horton Plaza and Columbia Low and Moderate Income Housing Funds as authorized by this resolution will be of benefit to the Project.

APPROVED: JOHN W. WITTE, City Attorney

By

  
Allisyn L. Thomas  
Deputy City Attorney

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04/19/91  
Or.Dept:CCDC  
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ATTACHMENT NO. 1

BENEFIT TO THE PROJECT AREAS

The use of funds from the Horton Plaza and Columbia Redevelopment Projects Low and Moderate Income Housing Fund to provide funding for an acquisition loan for purchase of property known as the Pacifica Villas Apartments located at 229 Sixteenth Street for low and moderate income persons, will be of benefit to both Projects in that:

- The Horton Plaza Redevelopment Project does not provide sites for very low, low or moderate income housing; 310 individuals and households, mostly of very low, low and moderate income, were displaced in order to accommodate redevelopment of the Horton Plaza Redevelopment Project.
- The Columbia Redevelopment Project provides one site for those of low and moderate income housing in a senior tower of 150 units. Fifty-eight persons, mostly of very low and low income, were displaced from the project in order to accommodate the redevelopment of the Columbia Redevelopment Project area. Two persons are known to have relocated in the project (senior tower).
- The acquisition of the Pacifica Villas Apartments will provide 100 one and two bedroom apartments for individuals and/or households of very low and low income.
- The apartment complex is approximately 23 blocks east of the Columbia Redevelopment Project and 17 blocks east of the Horton Plaza Redevelopment Project. By providing such available housing, persons who are in occupational training programs will be provided a facility whereby they can be provided housing in a clean environment and receive screening for their occupational placement.
- Funds from the Horton Plaza and Columbia Redevelopment Projects Low and Moderate Income Housing Fund will enable the Redevelopment Agency, in conjunction with the San Diego Housing Commission, to assist the Occupational Training Services, Inc. (OTS) in the acquisition of the 100-unit Pacifica Villas Apartment building. Both Redevelopment Projects will benefit by providing very low and low income housing facilities to persons in conjunction with a program to specifically serve a component of the population that is under-served. OTS clients will be future employment candidates within the Horton Plaza and Columbia Redevelopment Projects.
- The Project areas will benefit as a result of providing housing to a component of the population that may otherwise be unable to afford adequate housing.

R-277843

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Passed and adopted by the Council of The City of San Diego on APR 30 1991,  
by the following vote:

Council Members	Yeas	Nays	Not Present	Ineligible
Abbe Wolfsheimer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ron Roberts	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
John Hartley	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
H. Wes Pratt	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Tom Behr	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
J. Bruce Henderson	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Judy McCarty	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bob Filner	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mayor Maureen O'Connor	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

AUTHENTICATED BY:

MAUREEN O'CONNOR,  
Mayor of The City of San Diego, California.

(Seal)

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

By Linda Luzano, Deputy.

Office of the City Clerk, San Diego, California	
Resolution Number <u>e 277843</u>	Adopted <u>APR 30 1991</u>