

RESOLUTION NUMBER R- 281919

ADOPTED ON MAY 04 1993

RESOLUTION OF THE COUNCIL OF THE CITY OF SAN DIEGO APPROVING THE FIRST IMPLEMENTATION AGREEMENT TO THE AMENDED DISPOSITION AND DEVELOPMENT AGREEMENT BETWEEN THE REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO AND MERCADO APARTMENTS L.P. (SUCCESSOR TO METROPOLITAN AREA ADVISORY COMMITTEE); AUTHORIZING THE USE OF FUNDS FROM THE COLLEGE GROVE AND CENTRE CITY LOW AND MODERATE INCOME HOUSING FUNDS TO PAY PART OF THE DEVELOPMENT COST FOR VERY LOW AND LOW INCOME HOUSING; AND DETERMINING THAT SUCH USE WILL BE OF BENEFIT TO THE CENTRE CITY AND COLLEGE GROVE 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 Centre City Redevelopment Project and the College Grove Redevelopment Project (the "Redevelopment Projects"); and

WHEREAS, the Agency proposes to provide financial assistance for the development of housing for very low and low income persons that is of benefit to the Redevelopment Projects, pursuant to the terms and provisions of an Amended Disposition and Development Agreement dated October 27, 1992 with Metropolitan Area Advisory Committee, as amended by a proposed First Implementation Agreement (collectively, the "Agreement"); and

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

WHEREAS, the Agency has reviewed and discussed the proposed First Implementation Agreement and has recommended that the Agency enter into the First Implementation Agreement; and

WHEREAS, the Council of The City of San Diego (the "Council") has duly considered all terms and conditions of the proposed First Implementation Agreement and believes that the proposed First Implementation 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 law and requirements; and

WHEREAS, as part of carrying out the Redevelopment Projects, the Agency has established the Centre City Low and Moderate Income Housing Fund and the College Grove Low and Moderate Income Housing Fund, and has and will deposit funds therein as provided by the California Community Redevelopment Law (Health and Safety Code section 33000 et seq.); and

WHEREAS, the Agency and the Council have heretofore determined that the use of funds from the Centre City Low and Moderate Income Housing Fund to pay predevelopment costs and part of the cost of acquiring the land for the housing is of benefit to the Centre City Redevelopment Project; and

WHEREAS, the Agency desires to use funds from the Centre City Low and Moderate Income Housing Fund to pay part of the cost of development of the housing for very low and low income persons pursuant to the Agreement, in addition to paying predevelopment costs and part of the acquisition costs; and

WHEREAS, the Agency also desires to use funds from the College Grove Low and Moderate Income Housing Fund to pay part of

the cost of development of the housing for very low and low income persons pursuant to the Agreement; NOW, THEREFORE,

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

1. That the proposed First Implementation Agreement which effectuates the Amended Disposition and Development Agreement and provides for the development of property for very low and low income persons is hereby approved.

2. That the Executive Director of the Agency, or his designee, is hereby authorized to execute for and on behalf of the Agency the First Implementation Agreement, and to made the changes of a nonsubstantive nature to the Agreement as the Executive Director or designee shall deem appropriate. A copy of the First Implementation Agreement, when executed by the Agency, shall be placed on file in the office of the Secretary to the Agency as Document No. **U-281919**

3. That the Council hereby authorizes the use of funds from the College Grove Low and Moderate Income Housing Fund to pay part of the cost of the developing the housing as provided for in the Agreement.

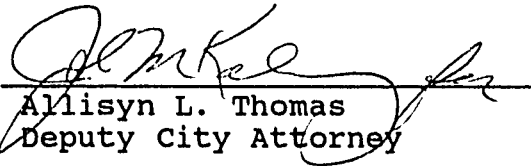
4. That the Council hereby authorizes the use of funds from the Centre City Low and Moderate Income Housing Fund to pay part of the cost of acquiring and developing the housing as provided for in the Agreement.

5. 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 College Grove and the Centre City Low and Moderate Income

Housing Funds as authorized by this resolution will be of benefit to the respective Redevelopment Projects.

APPROVED: JOHN W. WITT, City Attorney

By


Allisyn L. Thomas
Deputy City Attorney

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Or.Dept:Mgr.
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ATTACHMENT NO. 1

Benefit to the Redevelopment Project Areas

The use of funds from the College Grove and Centre City Low and Moderate Income Housing Funds to provide for the development of property located in the City of San Diego, on the block bounded by Dewey Street on the north, Newton Avenue on the east, Evans Street on the south and Main Street on the west (the "Property"), as housing for very low and low income persons, will be of benefit to the College Grove and the Centre City Redevelopment Projects, in that:

College Grove Redevelopment Project

- The College Grove Redevelopment Project includes a shopping center with retail businesses which employ very low and low income workers.
- The College Grove Redevelopment Project does not include any housing for very low, low or moderate income persons employed in businesses in the College Grove Redevelopment Project.
- The development to be constructed on the Property will provide 144 units of family housing affordable to very low and low income households, in close proximity to the College Grove Redevelopment Project.
- The Property is located within five miles of the College Grove Redevelopment Project.
- The Property is linked to the College Grove Redevelopment Project by freeways providing easy access between the Redevelopment Project and the Property.

Centre City Redevelopment Project

- The Centre City Redevelopment Project includes hotels, retail uses and the convention center which employ very low and low income workers.
- While the Centre City Redevelopment Project includes a supply of a variety of low and moderate income housing, it does not include sufficient low and moderate income housing for all of the very low and low income hotel and service workers and others employed in businesses in the Centre City Redevelopment Project.

- The development to be constructed on the Property will provide 144 units of family housing affordable to very and low income households, in close proximity to the Centre City Redevelopment Project.
- The Property is located within two miles of the Centre City Redevelopment Project.
- The Property is linked to the Centre City Redevelopment Project by convenient public transit, in, that the property is within one block of a San Diego Trolley station, and there are San Diego Trolley stations in the Centre City Redevelopment Project.

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Passed and adopted by the Council of The City of San Diego on MAY 04 1993
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
George Stevens	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Tom Behr	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Valerie Stallings	<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"/>
Juan Vargas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mayor Susan Golding	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

AUTHENTICATED BY:

(Seal)

SUSAN GOLDING
Mayor of The City of San Diego, California.

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

By *Mary Cepeda*, Deputy.

Office of the City Clerk, San Diego, California

Resolution Number R-281919 Adopted MAY 04 1993

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