

(R-94-551)

282918

RESOLUTION NUMBER R-

ADOPTED ON OCT 26 1993

OCT 17 0 18 57 '93

A RESOLUTION OF THE COUNCIL OF THE CITY OF SAN DIEGO APPROVING THE SALE OF CERTAIN PROPERTY IN THE CENTRE CITY REDEVELOPMENT PROJECT AREA TO HOUSING OPPORTUNITIES, INC.; APPROVING THE DISPOSITION AND DEVELOPMENT AGREEMENT PERTAINING THERETO; MAKING CERTAIN FINDINGS WITH RESPECT TO SUCH SALE; AND DETERMINING THAT THE USE OF FUNDS FROM THE HORTON PLAZA REDEVELOPMENT PROJECT LOW AND MODERATE INCOME HOUSING FUND TO PAY TOWARD THE COST OF IMPLEMENTING THE HOUSING UNDER THE DISPOSITION AND DEVELOPMENT AGREEMENT WILL BE OF BENEFIT TO THE HORTON PLAZA REDEVELOPMENT PROJECT.

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 (the "Project"); and

WHEREAS, in order to carry out and implement such Redevelopment Plan the Agency proposes to sell certain property in the Project area to Housing Opportunities, Inc., a California nonprofit public benefit corporation (the "Developer") pursuant to the terms and provisions of a certain Disposition and Development Agreement (the "Agreement"), which Agreement contains a description of the property and provides for the rehabilitation of a single-room occupancy residential development and ancillary commercial or retail spaces thereon; and

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

WHEREAS, the Agency proposes to use funds from the Horton Plaza Redevelopment Project Low and Moderate Income Housing Fund to pay toward the cost of acquiring the subject property and/or to pay other costs of providing housing for low- and moderate-income persons that is of benefit to the Horton Plaza Redevelopment Project area pursuant to the proposed Agreement; and

WHEREAS, the Centre City Development Corporation, Inc., has reviewed and discussed said proposed Agreement and has recommended that the 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.), the Agency and the Council held a joint public hearing on the proposed sale 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 available for public inspection and comment; and

WHEREAS, the Council has duly considered all terms and conditions of the proposed sale of real property and believes that the development of the real property pursuant to 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 law and requirements; NOW, THEREFORE,

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

1. That the Council recognizes that it has received and heard all oral and written objections to the proposed Disposition and Development Agreement, to the proposed sale 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. That the Council hereby finds and determines that the consideration to be paid by the Developer for the sale of the real property as described in the Agreement is not less than fair market value in accordance with the covenants and conditions governing such sale as set forth in the Agreement. The Council hereby further finds and determines that all consideration to be paid under the Agreement is in amounts necessary to effectuate the purposes of the Redevelopment Plan for the Centre City Redevelopment Project.

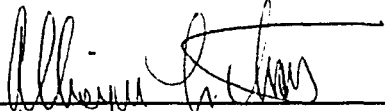
3. That the sale of the real property and the Agreement which establishes the terms and conditions for the sale and development of the real property are hereby approved.

4. That the Council hereby 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 Redevelopment Project Low and Moderate Income Housing Fund to pay toward the cost of acquiring the subject property and/or to pay other costs of providing housing pursuant to the Agreement, as authorized by the Agency, will be of benefit to the Horton Plaza Redevelopment Project.

5. That the 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-**282918**

APPROVED: JOHN W. WITT, City Attorney

By 
Allisyn L. Thomas
Deputy City Attorney

ALT:lc
10/08/93
Or.Dept:CCDC
Aud.Cert:N/A
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ATTACHMENT NO. 1

BENEFIT TO THE PROJECT AREA

The use of funds from the Horton Plaza Low- and Moderate-Income Housing Fund to provide for the purchase of property located at 1337 & 1345 Fifth Avenue as housing for low- and moderate-income persons will be of benefit to the Horton Plaza Redevelopment Project, in that:

- The Horton Plaza Redevelopment Project does not provide new sites for very-low-, low-, or moderate-income housing. Three hundred ten individuals and households, mostly of very-low, low, and moderate income, were displaced in order to accommodate redevelopment of the Horton Plaza Redevelopment Project area.
- The purchase of this property will allow the repair and renovation of a 26-unit, single-room-occupancy hotel which will provide housing for persons of very-low income.
- The property to be rehabilitated is located at 1337 & 1345 Fifth Avenue, approximately six blocks from the Horton Plaza Redevelopment Project. The property is a three-story structure with a full basement consisting of approximately 2,880 square feet of ground-floor retail space and two floors of residential single-room-occupancy dwelling units.
- Funds from the Horton Plaza Redevelopment Project Low- and Moderate-Income Housing Fund will enable the Redevelopment Agency to increase the supply of low- and moderate-income housing units. The Horton Plaza Redevelopment Project will benefit by providing low- and moderate-income housing facilities in close proximity to the Project area.

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Passed and adopted by the Council of The City of San Diego on OCT 26 1993
by the following vote:

Council Members	Yeas	Nays	Not Present	Ineligible
Abbe Wolfsheimer	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Ron Roberts	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
John Hartley	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
George Stevens	<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"/>
Valerie Stallings	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 Michael G. Peterson, Deputy.

Office of the City Clerk, San Diego, California

Resolution Number R-282918 Adopted OCT 26 1993

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CITY CLERKS OFFICE
SAN DIEGO, CA