

RESOLUTION NUMBER R- 283690

ADOPTED ON APR 12 1994

A RESOLUTION OF THE COUNCIL OF THE CITY OF SAN DIEGO DETERMINING THAT THE USE OF FUNDS FROM THE HORTON PLAZA REDEVELOPMENT PROJECT LOW AND MODERATE INCOME HOUSING FUND TO PAY PART OF THE COST OF DEVELOPMENT OF HOUSING UNDER A PROPOSED ACQUISITION LOAN AGREEMENT BETWEEN THE REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO AND SAN DIEGO YOUTH AND COMMUNITY SERVICES WILL BE OF BENEFIT TO THE HORTON PLAZA REDEVELOPMENT PROJECT.

OFFICE OF THE MAYOR
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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 Redevelopment Project (the "Project"); and

WHEREAS, the Agency proposes to provide financial assistance from the Horton Plaza Redevelopment Project Low and Moderate Income Housing Fund for the development of certain real property to provide housing for low income persons that is of benefit to the Horton Plaza Redevelopment Project pursuant to the terms and provisions of the proposed Acquisition Loan Agreement (the "Agreement"), a copy of which is on file in the office of the Secretary to the Agency as Document No. 0213! 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 Low and Moderate Income Housing Fund


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 Low and Moderate Income Housing Fund to pay part of the cost of the development of housing under the Acquisition Loan Agreement; NOW, THEREFORE,

BE IT RESOLVED, by the Council of The City of San Diego, that the Council finds and determines that, based upon the findings set forth in Exhibit A (attached hereto and incorporated herein by this reference), the use of funds from the Horton Plaza Low and Moderate Income Housing Fund to implement the Acquisition Loan Agreement, as authorized by this resolution, will be of benefit to the Centre City Redevelopment Project.

APPROVED: JOHN W. WITT, City Attorney

By


Richard A. Duvernay
Deputy City Attorney

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Or.Dept:CCDC
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EXHIBIT A

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 3255 Wing Street for very low income housing for formerly homeless teens and elders from Centre City 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 33-apartment units and associated office and recreation areas which will provide housing for persons of very, very-low income.
- The property to be rehabilitated is located at 3255 Wing Street, between Midway Drive and Sharp Cabrillo Hospital in the Midway Community Planning Area approximately two miles from the Horton Plaza Redevelopment Project area. The property consists of a five-building, mixed-use complex.
- 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.
- Acquisition and/or rehabilitation of the existing apartment building will provide up to 60 beds to house homeless and runaway youth and/or elders. There exists a need for this type of housing to relieve existing emergency services affecting the Horton Plaza Redevelopment Project.
- The development will be located within the corporate boundaries of the City of San Diego. Linkages to counseling services and case management will be provided at existing facilities outside

Centre City. The caseload of existing shelter services in affecting Horton Plaza will thereby be reduced.

- Persons living in the proposed development will be referred directly from emergency shelters and housing resources presently located near the Horton Plaza Redevelopment Project Area.
- The project partially satisfies a need of 100 beds identified in the Social Issues Policies Working Strategy, approved by the Redevelopment Agency in January of 1993. The project will be a necessary segment of the housing continuum for formerly homeless and runaway youth and formerly homeless seniors. By moving these persons out of more intensive services in the Centre City area, existing shelter beds become available for those presently on the street.
- Funds from the Horton Plaza Redevelopment Project Low and Moderate Income Housing Fund will enable the Redevelopment Agency to assist San Diego Youth and Community Services in providing aid and services to underserved populations. The Horton Plaza Redevelopment Project will benefit by providing low and moderate income housing to a population that would otherwise remain in shelters in the Centre City area.

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