

RESOLUTION NUMBER R- 293812

ADOPTED ON SEP 12 2000

A RESOLUTION OF THE COUNCIL OF THE CITY OF SAN DIEGO APPROVING AND MAKING CERTAIN FINDINGS REGARDING THE USE OF FUNDS FROM THE CENTRAL IMPERIAL AND MOUNT HOPE REDEVELOPMENT PROJECTS LOW AND MODERATE INCOME HOUSING FUNDS OUTSIDE OF THEIR RESPECTIVE PROJECT AREAS, AND MAKING CERTAIN FINDINGS REGARDING THE USE OF TAX INCREMENT FOR PUBLIC IMPROVEMENTS.

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 Central Imperial Redevelopment Project [the Project]; and

WHEREAS, in order to carry out and implement the Redevelopment Plan, the Agency proposes to enter into a Development and Housing Agreement [the Agreement] with Carter Reese & Associates [the Developer] for the development of the Skyline Terrace Project, a 28-unit single family home development in the Project area [the Development]; and

WHEREAS, the Agency proposes to provide financial assistance under the terms and conditions of the Agreement; and

WHEREAS, the Southeastern Economic Development Corporation [SEDC] Board of Directors has reviewed and approved the proposed Agreement and has determined that the

Development will be of benefit to the Central Imperial and Mount Hope Redevelopment Project areas and recommends that the Agency enter into the Agreement; and

WHEREAS, the 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 Redevelopment Plan, the Agency has established the Central Imperial and Mount Hope Redevelopment Projects Low and Moderate Income Housing Funds [the Housing Funds] and has and will deposit funds therein as provided by the California Community Redevelopment Law (Health & Safety Code § 33000 et seq.); and

WHEREAS, the Agency desires to use funds from the Housing Funds to provide the funds for the Agreement, and in return the Developer has agreed to restrict 15 percent of the units to low and moderate income people; NOW, THEREFORE,

BE IT RESOLVED, by the Council of The City of San Diego that, based upon the information set forth in Attachment No. 1, the use of funds from the Central Imperial and Mount Hope Redevelopment Projects' Low and Moderate Income Housing Funds as authorized by this resolution will be of benefit to those Redevelopment Projects.

BE IT FURTHER RESOLVED, that the Council finds and determines that the construction of the Public Improvements for which Agency proposes to pay are of benefit to the Central Imperial and Mount Hope Redevelopment Projects; that the Council finds and determines that no other reasonable means for financing the proposed improvements for which the Agency proposes to pay are available to the community; and that the Council finds and determines that

proposed improvements will assist in eliminating one or more blighting conditions as described in

Attachment 2.

APPROVED: CASEY GWINN, City Attorney

By 

Douglas K. Humphreys
Deputy City Attorney

DKH:lc

09/01/00

Or.Dept:SEDC

Aud.Cert:N/A

R-2001-356

Form=r&t.frm

ATTACHMENT NO. 1

FINDING OF BENEFIT

The following are the findings of benefit recommended by staff for use of the Mount Hope and Central Imperial Redevelopment Project Area set-aside funds for the storm drain improvements at the Village at Euclid project within the Central Imperial Redevelopment Project Area.


1. The provision of public improvements will facilitate the development of affordable units for low-to-moderate income persons. Future homeowners within this development will directly benefit from this improvement.
2. The Skyline Terrace development will provide homeownership opportunities within southeastern San Diego, which will be of benefit and help further the existing and proposed revitalization activities within the Central Imperial and Mount Hope Redevelopment Project Areas.
3. The Central Imperial and Mount Hope Project Areas currently have industrial and/or commercial uses, which employ low-to-moderate income workers that would benefit from increased homeowner opportunities within southeastern San Diego.
4. There is a need to provide affordable homeownership opportunities within southeastern San Diego to house potential employees in order to attract additional businesses to the Central Imperial and Mount Hope Project Areas.

ATTACHMENT NO. 2

FINDING OF BENEFIT

The following are the findings of benefit recommended by staff for use of the Mount Hope and Central Imperial Redevelopment Project Areas set-aside funds for the Leghorn Avenue improvements.

1. The improvement of the western portion of Leghorn Avenue will facilitate the development of affordable units for low-to-moderate income persons. Future homeowners within this development will directly benefit from this improvement, as it will provide vehicular and pedestrian access to this street.
2. No other reasonable means of financing the Leghorn Avenue improvements are available other than the aforementioned set-aside funds.
3. The Skyline Terrace development will provide homeownership opportunities within Southeastern San Diego, which will be of benefit and assist with the elimination of blight within the Central Imperial and Mount Hope Redevelopment Project Areas consistent with the Implementation Plan for said Project Areas.

 293812