

RESOLUTION NUMBER R- 294279

ADOPTED ON NOV 21 2000

A RESOLUTION OF THE COUNCIL OF THE CITY OF SAN DIEGO ACCEPTING THE TRANSFER OF 3.5 MILLION DOLLARS FOR THE ACQUISITION AND RELATED COSTS OF THE DAYS INN MOTEL; AUTHORIZING EXECUTION OF AN AGREEMENT EFFECTING REAL PROPERTY; MAKING CERTAIN FINDINGS OF FACT RELATED TO THE USE OF LOW AND MODERATE INCOME HOUSING FUNDS FROM THE COLLEGE GROVE, NORTH BAY, NORTH PARK AND MARKET STREET 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 Plans for the College Grove Redevelopment Project, North Bay Redevelopment Project, North Park Redevelopment Project, Market Street Redevelopment Project [the Projects] and the Centre City Redevelopment Project [the Centre City Project]; and

WHEREAS, The City of San Diego proposes to purchase property in the Centre City Project area located at 1449 9th Avenue [the Site] to provide short-term transitional housing for homeless families, increasing the supply of housing for low- and moderate-income residents that is of benefit to the Projects; and

WHEREAS, the Council believes that the proposed purchase of the Site is in the best interest of the City and 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 Projects, the Agency has established Low and Moderate Income Housing Funds for each respective Redevelopment Project, and has and will deposit funds therein as provided by the California Community Redevelopment Law (California Health and Safety Code section 33000 et seq.); and

WHEREAS, the Agency desires to use funds from the Projects Low and Moderate Income Housing Funds to provide the funds to the City for the purchase of the Site to provide short-term transitional housing for homeless families, increasing the supply of housing for low- and moderate-income housing; and

WHEREAS, The City of San Diego intends to make application to the Department of Housing and Urban Development for a Section 108 loan of \$3.5 million for the purchase of the Site for a homeless facility; and

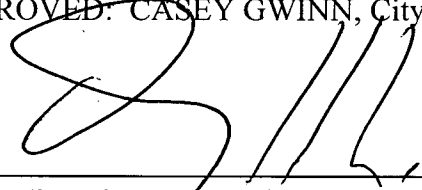
WHEREAS, it is the intention of The City to use \$3.0 million of the proceeds of the Section 108 loan to reimburse the Agency for the Low and Moderate Income Housing Funds utilized for the purchase of the Site; NOW, THEREFORE,

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

1. That the City accepts from the Agency and authorizes the appropriation of an amount not to exceed \$3.5 million, for the acquisition, rehabilitation and related costs of the property at 1449 9th Avenue.
2. That the City authorizes the execution of the Agreement Affecting Real Property (Including Rental Restrictions) between the Agency and the City restricting the use of the property to very low income people, a copy of the Agreement Affecting Real Property is on file in the office of the City Clerk as Document No. 12-294279.

3. That the City finds and determines that, based upon the information set forth in Attachments No. 1, 2, 3 and 4 (attached hereto and incorporated herein by this reference), the use of funds from the Projects Low and Moderate Income Housing Funds to purchase property in the Centre City Redevelopment Project area will be of benefit to the Projects.

APPROVED: CASEY GWINN, City Attorney

By 

Douglas K. Humphreys
Deputy City Attorney

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11/06/00
Or.Dept:Econ. Dev. & Comm. Svcs.
Aud.Cert:N/A
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FINDINGS OF BENEFIT TO
THE COLLEGE GROVE REDEVELOPMENT PROJECT

The use of funds from the College Grove Low and Moderate Income Housing Fund to contribute to the acquisition of the Days Inn Motel, located at 1449 9th Avenue [the Site], to preserve, increase and improve low- and moderate-income housing by providing short-term transitional housing for homeless families will be of benefit to the College Grove Redevelopment Project, in that:

- The College Grove Redevelopment Project does not provide new sites for very-low, low, or moderate income housing.
- Since only commercial development and public land are included with the College Grove Redevelopment Project, the College Grove Low and Moderate Income Housing Funds are expected to be utilized outside the project area.
- The use of Agency funds for this purpose will allow for the City of San Diego to provide short-term transitional housing for homeless families year-round, providing 47 units of very-low or low income housing, and would serve approximately 150 family members.
- Funds from the College Grove Redevelopment Project Low and Moderate Income Housing Fund will enable the Redevelopment Agency to preserve the supply of low- and moderate-income housing. The College Grove Redevelopment Project will benefit by the preservation, increase and improvement of low- and moderate-income housing within the San Diego area.
- Contribution of the College Grove Redevelopment Project Low and Moderate Income Housing Funds to the acquisition of the Site allows the Agency and the City of San Diego to leverage available funds and to significantly accomplish more in a collective fashion in order to serve the community's most deserving individuals.

FINDINGS OF BENEFIT TO
THE NORTH BAY REDEVELOPMENT PROJECT

The use of funds from the North Bay Low and Moderate Income Housing Fund to contribute to the acquisition of the Days Inn Motel, located at 1449 9th Avenue [the Site], to preserve, increase and improve low- and moderate-income housing by providing short-term transitional housing for homeless families will be of benefit to the North Bay Redevelopment Project, in that:

- The North Bay Redevelopment Project does not provide new sites for very-low, low, or moderate income housing.
- The North Bay Redevelopment Project does not currently include a plan for the use of its Low and Moderate Income Housing Funds.
- The use of Agency funds for this purpose will allow for the City of San Diego to provide short-term transitional housing for homeless families year-round, providing 47 units of very-low or low income housing, and would serve approximately 150 family members.
- The Site is located in close proximity to the North Bay Redevelopment Project, within the Centre City Redevelopment Project.
- Funds from the North Bay Redevelopment Project Low and Moderate Income Housing Fund will enable the Redevelopment Agency to preserve the supply of low- and moderate-income housing. The North Bay Redevelopment Project will benefit by the preservation, increase and improvement of low- and moderate-income housing within close proximity to the Project area.
- Contribution of the North Bay Redevelopment Project Low and Moderate Income Housing Funds to the acquisition of the Site allows the Agency and the City of San Diego to leverage available funds and to significantly accomplish more in a collective fashion in order to serve the community's most deserving individuals.

FINDINGS OF BENEFIT TO
THE NORTH PARK REDEVELOPMENT PROJECT

The use of funds from the North Park Low and Moderate Income Housing Fund to contribute to the acquisition of the Days Inn Motel, located at 1449 9th Avenue [the Site], to preserve, increase and improve low- and moderate-income housing by providing short-term transitional housing for homeless families will be of benefit to the North Park Redevelopment Project, in that:

- The North Park Redevelopment Project does not provide new sites for very-low, low, or moderate income housing.
- The North Park Redevelopment Project does not currently include a plan for the use of its Low and Moderate Income Housing Funds.
- The use of Agency funds for this purpose will allow for the City of San Diego to provide short-term transitional housing for homeless families year-round, providing 47 units of very-low or low income housing, and would serve approximately 150 family members.
- The Site is located in close proximity to the North Park Redevelopment Project, within the Centre City Redevelopment Project.
- Funds from the North Park Redevelopment Project Low and Moderate Income Housing Fund will enable the Redevelopment Agency to preserve the supply of low- and moderate-income housing. The North Park Redevelopment Project will benefit by the preservation, increase and improvement of low- and moderate-income housing within close proximity to the Project area.
- Contribution of the North Park Redevelopment Project Low and Moderate Income Housing Funds to the acquisition of the Site allows the Agency and the City of San Diego to leverage available funds and to significantly accomplish more in a collective fashion in order to serve the community's most deserving individuals.

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FINDINGS OF BENEFIT TO
THE MARKET STREET REDEVELOPMENT PROJECT

The use of funds from the Market Street Low and Moderate Income Housing Fund to contribute to the acquisition of the Days Inn Motel, located at 1449 9th Avenue [the Site], to preserve, increase and improve low- and moderate-income housing by providing short-term transitional housing for homeless families will be of benefit to the Market Street Redevelopment Project, in that:

- The Market Street Redevelopment Project does not provide new sites for very-low, low, or moderate income housing.
- The use of Agency funds for this purpose will allow for the City of San Diego to provide short-term transitional housing for homeless families year-round, providing 47 units of very-low or low income housing, and would serve approximately 150 family members.
- The Site is located in close proximity to the Market Street Redevelopment Project, within the Centre City Redevelopment Project.
- Funds from the Market Street Redevelopment Project Low and Moderate Income Housing Fund will enable the Redevelopment Agency to preserve the supply of low- and moderate-income housing. The Market Street Redevelopment Project will benefit by the preservation, increase and improvement of low- and moderate-income housing within close proximity to the Project Area.
- Contribution of the Market Street Redevelopment Project Low and Moderate Income Housing Funds to the acquisition of the Site allows the Agency and the City of San Diego to leverage available funds and to significantly accomplish more in a collective fashion in order to serve the community's most deserving individuals.