

RESOLUTION NUMBER R- 300624

ADOPTED ON JUN 28 2005

A RESOLUTION OF THE COUNCIL OF THE CITY OF SAN DIEGO APPROVING THE DISPOSITION AND DEVELOPMENT AGREEMENT WITH AUBURN PARK FAMILY HOUSING, L.L.C. FOR DEVELOPMENT OF AN AFFORDABLE HOUSING DEVELOPMENT IN THE CITY HEIGHTS REDEVELOPMENT PROJECT AREA, AMENDING THE CITY BUDGET TO ACCEPT THE AGENCY TRANSFER OF \$150,000 FOR THE SALE OF LAND AND ALLOCATING THE FUNDS TO THE CAPITAL OUTLAY GAS TAX FUND, AUTHORIZING THE CITY MANAGER OR DESIGNEE TO CONVEY THE LAND TO THE REDEVELOPMENT AGENCY FOR THE AUBURN PARK PROJECT, CONSENTING TO THE REDEVELOPMENT AGENCY ACQUIRING LAND AND CONVEYING LAND FOR THE PROJECT, AND MAKING CERTAIN FINDINGS RELATING THERETO.

WHEREAS, the Redevelopment Agency of the City of San Diego [Agency] is engaged in activities necessary to carry out and implement the Redevelopment Plan for the City Heights Redevelopment Project [Project]; and

WHEREAS, in order to carry out and implement such Redevelopment Plan, the Agency proposes to make contingent offers for the acquisition of certain real property in the Project Area for the development of an affordable housing project, and to transfer the property, once acquired to the Auburn Park Family Housing Project [Development], pursuant to the terms and provisions of a certain Disposition and Development Agreement [Agreement] with Auburn Park Family Housing, L.L.C; which Agreement contains a description of the property and provides for the construction of the Development thereon to be acquired by the Agency; and

WHEREAS, the Developer has submitted to the Agency and Council of the City of San Diego copies of the proposed Agreement; and

WHEREAS, the Agency proposes to sell the property to Developer for implementation of the Development pursuant to the Agreement; and

WHEREAS, pursuant to the California Community Redevelopment Law (California Health and Safety Code section 33000 et seq) the Agency and this City Council held a joint public hearing on the proposed acquisition and sale of real property pursuant to the Agreement; having duly published notice of the public hearing and made copies of the proposed Agreement and other reports and documents available for public inspection and comment; and

WHEREAS, the City 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 interests 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 City Council recognizes that it has received and heard all oral and written objections to the proposed 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 finds and determines that the consideration to be paid to the Agency for the sale of the real property as described in the Agreement is not less than the fair reuse value at the use and with the covenants and conditions and development costs authorized by the sale.

3. That the Council finds and determines that the sale of the real property will assist in the elimination of blight within the Project Area, and is consistent with the Implementation Plan for the Project are adopted pursuant to Section 33490 of the California Community

Redevelopment Law.

4. 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 approved. A copy of the Agreement shall be placed on file in the office of the City Clerk as Document No. RR-300624.


5. That the Council authorizes the City Manager or designee to convey land, identified by County of San Diego Assessor's parcel number 472-481-21, to the Redevelopment Agency for the Auburn Park Apartment Project.

6. That the Council amends the City budget to accept the Agency transfer of \$150,000 for the sale of land and to allocate the funds to the Capital Outlay Gas Tax Fund.

7. That the City Council finds and determines that the use of Low and Moderate Housing Funds from the Centre City Redevelopment Project outside of the Centre City Project Area, pursuant to the agreement, will be of benefit to the Centre City Project for the reasons set forth in Attachment 1 of this Resolution.

8. That the Council authorizes the City Clerk to deliver a copy of this resolution to the Executive Director and members of the Agency.

APPROVED: MICHAEL J. AGUIRRE, City Attorney

By 
Rachel H. Witt
Deputy City Attorney

RHW:mm
06/16/05
Or.Dept: C&ED
Aud. Cert: N/A
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FINDINGS OF BENEFIT TO THE CENTRE CITY
REDEVELOPMENT PROJECT

The use of funds from the Centre City Low and Moderate Income Housing Fund to purchase the property and construct a rental housing development for on property located on the southwest corner of University Avenue and 52nd Street to increase and improve the supply of low and moderate income housing in City Heights will be of benefit to the Centre City Redevelopment Project, in that:

- The Centre City Redevelopment Project does not provide new sites for very low, low, or moderate income housing. Three hundred and ten individuals and households, mostly very low, low, or moderate income, were displaced in order to accommodate redevelopment of the Centre City Redevelopment Project area.

Funds from the Centre City Redevelopment Project Low and Moderate Income Housing Fund will enable the Redevelopment Agency to increase and improve the supply of low- and moderate-income housing. The use of Agency funds for this purpose will allow for the construction of 69 units of multi-family rental housing affordable to very low income families on property located on the southwest corner of 52nd Street and University Avenue.

- The project is located in close proximity (about 6.5 miles away) to the Centre City Redevelopment Project, within the City Heights Redevelopment Project. The site is easily accessible by public transit and would provide housing for persons working in the downtown employment center within the Centre City Redevelopment Project. A boarding area for public transit that connects the two areas is located less than 50 yards from the project.
- The Centre City Redevelopment Project will benefit by the increase in the supply of multi-family housing units available in close proximity to the Project area. The Centre City Redevelopment Project has very few housing options for low income households.

ATTACHMENT 1