

RESOLUTION NUMBER R- 302832DATE OF FINAL PASSAGE JUL 11 2007

A RESOLUTION OF THE COUNCIL OF THE CITY OF SAN DIEGO MAKING CERTAIN FINDINGS RELATING TO THE USE OF HOUSING SET-ASIDE FUNDS OUTSIDE OF THE NAVAL TRAINING CENTER REDEVELOPMENT PROJECT AREA FOR THE DEVELOPMENT OF THE EL PEDREGAL FAMILY APARTMENTS PROJECT IN THE SAN YSIDRO REDEVELOPMENT PROJECT.

WHEREAS, in accordance with California Community Redevelopment Law, codified as California Health and Safety Code section 33000 et seq. [Law], the Redevelopment Agency of the City of San Diego [Agency] has set aside twenty percent (20%) of all tax increment funds [Set-Aside Funds] generated by Redevelopment Projects Areas for the purpose of increasing and improving the supply of low- and moderate-income housing available at an affordable housing cost; and

WHEREAS, the Law provides that Set-Aside Funds shall be used to provide housing for specific income groups, and that findings of benefit to the redevelopment project area from which the funds are derived [Findings of Benefit] must be made by the Agency and the City Council prior to the allocation of Set-Aside Funds outside of the redevelopment project area; and

WHEREAS, the Agency has also adopted Redevelopment Agency Policy 100-1 which allows for the use of Set-Aside Funds outside a redevelopment project area provided the findings of benefit are made as required by the Law; and

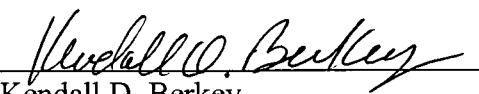
WHEREAS, the City Council approves an Owner Participation Agreement for the El Pedregal Family Apartments Project in the San Ysidro Redevelopment Project Area and in connection therewith the Agency will allocate \$3,606,000 of housing set-aside funds from the San Ysidro and Naval Training Center Project Areas for the Project; and

WHEREAS, the City Council finds that the expenditure of Naval Training Center Redevelopment Project Area low and moderate income housing set-side funds in the amount of \$3,206,000 (the remaining \$400,000 is allocated from San Ysidro Project Area set-aside funds) outside of the Naval Training Center Redevelopment Project Area will be of benefit to the Naval Training Center Redevelopment Project Area: NOW, THEREFORE,

BE IT RESOLVED, that the Council of the City of San Diego makes the Findings of Benefit to the Naval Training Center Redevelopment Project Area as more fully set forth in Attachment "A", attached hereto and incorporated herein by this reference.

BE IT FURTHER RESOLVED, that the 20% Set Aside Funds shall be utilized for the development and implementation of the proposed El Pedregal Family Apartments Project in the San Ysidro Redevelopment Project Area.

APPROVED: MICHAEL J. AGUIRRE, City Attorney

By 
Kendall D. Berkey
Deputy City Attorney

KDB:nda
06/26/07
Or.Dept:Redev.Agency
R-2007-1305
MMS#3803
Comp. R-2007-1303
R-2007-1304
RA-2007-132
RA-2007-133
RA-2007-134
RA-2007-135
RA-2007-136

I hereby certify that the foregoing Resolution was passed by the Council of the City of San Diego, at this meeting of JUL 10 2007.

ELIZABETH S. MALAND
City Clerk

By *Ann Richard*
Deputy City Clerk

Approved: 7-11-07
(date)

JSL
JERRY SANDERS, Mayor

Vetoed: _____
(date)

JERRY SANDERS, Mayor

Attachment A

R-302832

Findings of Benefit Summary – Naval Training Center Redevelopment Project Area

El Pedregal Family Apartments

It is proposed that funds from the Naval Training Center Low and Moderate Income Housing Fund (Housing Funds) be used outside of the Naval Training Center Redevelopment Project Area (Project Area) to assist in the development of a 45 unit affordable housing project called the El Pedregal Family Apartments Project (the Project). The Project site is located at 104 Averil Road, within the San Ysidro Redevelopment Project Area. The Project would provide two-, three, and four-bedroom units at rents affordable to families earning between 30% and 60% of the Area Median Income. The use of the Housing Fund for this Project will be of benefit to the Project Area, in that:

- The use of Housing Funds for the Project will enable the Redevelopment Agency to increase and improve the supply of very low and low income housing within the city of San Diego.
- Credit for the production of affordable units is given annually to agencies by the California Housing and Community Development Department, in accordance with State Law. If tax increment funds are used for the development of affordable units outside of the source project area, a maximum of one-half credit for every unit produced may be awarded to the source project area. Because of completed, current and planned redevelopment of the Project Area, there is no viable land area that is available for development of very low, low and moderate income housing at NTC. The benefit to the Project Area is the potential to have a maximum credit of 22 units for funding affordable housing outside of the Project Area.
- The use of the Housing Funds for the proposed Project will assist in the development of a total of 44 affordable units, with 44 of the units to be made affordable for tenants earning 30% of the Area Median Income, 5 of the units to be made affordable for tenants earning no more than 40% of the Area Median Income, 22 of the units to be made affordable for tenants earning no more than 50% of Area Median Income and 12 of the units to be made affordable for tenants earning no more than 60% of the Area Median Income.
- The Project will be developed within walking distance of public transportation which can benefit employees (ie service industry employees) that work in the Project Area.

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