

RESOLUTION NUMBER R- 303135

DATE OF FINAL PASSAGE NOV 08 2007

A RESOLUTION OF THE COUNCIL OF THE CITY OF SAN DIEGO MAKING CERTAIN FINDINGS WITH RESPECT TO THE USE OF FUNDS FROM THE SOUTHCREST REDEVELOPMENT PROJECT AREA'S LOW AND MODERATE INCOME HOUSING SET-ASIDE FUND WILL BE OF BENEFIT TO THE SOUTHCREST REDEVELOPMENT PROJECT AREA.

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 Southcrest Redevelopment Project Area [Project Area]; and

WHEREAS, the Agency proposes to use a total amount of \$1,599,326.80 from the Southcrest Redevelopment Project Area Low and Moderate Income Housing Set-Aside Funds to rehabilitate the Mayberry Townhomes very low, low and moderate income residential rental units and the property located at 44th and Mayberry Streets in the Mountain View neighborhood [Development] and to re-finance an existing higher interest loan on the property; and

WHEREAS, the Agency has determined that the rehabilitation and refinancing for the Development is in the best interest of the City of San Diego and the health, safety, morals, and welfare of its residents, and in accord with the public purpose and provisions of applicable state and local law and requirements; and

WHEREAS, thirty-six of the total seventy residential units in the Development are located outside the Southcrest Redevelopment Project Area, but the Agency has compiled findings of benefit to the Southcrest Redevelopment Project Area that result from the rehabilitation and refinancing funds provided to the Development; NOW, THEREFORE,

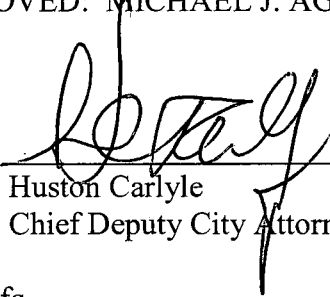
BE IT RESOLVED, by the Council of the City of San Diego, as follows:

1. That it hereby finds and determines that, based upon the information set forth in Attachment No. 1, (attached hereto and incorporated herein by this reference), the use of funds from the Southcrest Redevelopment Project Area's Low and Moderate Income Housing Set-Aside Fund outside the Southcrest Redevelopment Project Area to provide for the residential and property rehabilitation, and to provide for a loan refinancing for the Development will be of benefit to the Southcrest Redevelopment Project Area.

BE IT FURTHER RESOLVED, that this activity is not a "project" and is therefore is exempt from CEQA pursuant to the State CEQA Guidelines Sections 15301(a) and (d).

APPROVED: MICHAEL J. AGUIRRE, City Attorney

By



Huston Carlyle
Chief Deputy City Attorney

CAL:cfq
10/15/07
Or.Dept:SEDC
R-2008-340
R.A.:Companion RA-2008-52
Aud.Cert.:
MMS#5468

I hereby certify that the foregoing Resolution was passed by the Council of the City of San Diego, at this meeting of ~~OCT 30 2007~~

ELIZABETH S. MALAND
City Clerk

By *Jana Richardson*
Deputy City Clerk

Approved: 11-8-07
(date)

JSL
JERRY SANDERS, Mayor

Vetoed: _____
(date)

JERRY SANDERS, Mayor

R- 303135

ATTACHMENT NO. 1

**FINDINGS OF BENEFIT TO THE SOUTHCREST
REDEVELOPMENT PROJECT AREA**

The use of funds from the Southcrest Redevelopment Project Area Low and Moderate Income Housing Fund to assist the multi-family housing Mayberry Townhomes located at 44th and Mayberry Streets (Site) on property located outside of the Southcrest Redevelopment Project Area for the purpose of rehabilitation, loan refinancing and preservation of existing multi-family housing available to families earning 80 percent or less of median area income will be of benefit to the Southcrest Redevelopment Project Area, in that:

- Funds from the Southcrest Redevelopment Project Area will enable the Redevelopment Agency to improve and preserve the community's supply of very-low, low- and moderate-income housing available at affordable housing cost to persons and families of very-low, low, and moderate-income. Particularly those eligible households currently residing in the Southcrest Project Area.
- Funds from the Southcrest Redevelopment Project Area will enable the Redevelopment Agency to provide long-term affordability by restricting the rental of the units to persons of very-low, low- and moderate-income for a period of 55 years.
- The Southcrest Redevelopment Project Area will benefit from the improvement and preservation of the supply of low- and moderate-income housing due to the 36 units being located directly adjacent to the Southcrest Redevelopment Project Area. The Southcrest Redevelopment Project Area eastern boundary (44th Street) divides the Site. Thirty-four of the total seventy units of the Mayberry Townhomes are located within the Southcrest Redevelopment Project Area and the remaining thirty-six units are located outside the project area, east of 44th Street.