

RESOLUTION NUMBER R- 304856

DATE OF FINAL PASSAGE MAY 04 2009

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIEGO MAKING CERTAIN FINDINGS RELATING TO THE USE OF LOW- AND MODERATE- INCOME HOUSING TAX INCREMENT (SET-ASIDE) FUNDS OUTSIDE OF THE NAVAL TRAINING CENTER REDEVELOPMENT PROJECT AREA FOR USE TOWARD THE REHABILITATION OF THE SAN DIEGO YOUTH & COMMUNITY SERVICES FACILITY LOCATED AT 3255 WING STREET.

WHEREAS, in accordance with California Community Redevelopment Law, codified as California Health and Safety Code Section 33000 *et seq.* [CRL], 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 project areas for the purpose of increasing, improving and preserving the City of San Diego's [City] supply of low- and moderate- income housing available at affordable housing cost to persons and families of low or moderate income and very low income households; and

WHEREAS, Section 33334.2 of the CRL provides that Set-Aside Funds shall be used to provide housing for specific income groups, and that findings of benefit [Findings of Benefit] to the redevelopment project area from which the funds are derived must be made by the Agency and the City Council prior to the allocation of the Set-Aside Funds outside of the redevelopment project area; and

WHEREAS, the Agency has also adopted Redevelopment Agency Policy No. 100-1 which allows for the use of Set-Aside Funds outside of a redevelopment project area provided the Findings of Benefit are made as required by the CRL; and

WHEREAS, in 1993 the United States Government authorized the closure of the Naval Training Center [NTC], located within the jurisdictional boundaries of the City of San Diego [City]; and

WHEREAS, the Council of the City of San Diego [Council] has been officially recognized by the United States Department of Defense as the Local Redevelopment Authority [LRA] responsible for the closure of NTC; and

WHEREAS, the Naval Training Center Reuse Committee established a structure of subcommittees to focus and conduct outreach on discrete aspects of the closure and reuse process, including the formation of a Homeless Subcommittee; and

WHEREAS, the City and Homeless Subcommittee executed the Agreement Between the City of San Diego and Representatives of the Homeless Regarding the Homeless Assistance Element of the San Diego Naval Training Center Reuse Plan [Agreement], which provided that a dollar commitment equivalent to \$50,000 for each of the 150 units, equal to Seven Million Five Hundred Thousand Dollars (\$7,500,000), was to be expended on projects proposed by the Homeless Subcommittee; and

WHEREAS, the Agreement identified transitional housing providers, including the San Diego Youth and Community Services [SDYCS]; and

WHEREAS, San Diego Youth & Community Services [SDYCS] is a 501(c)(3) nonprofit organization that provides services to formerly homeless youth, youth at risk of becoming homeless, young families, and young adults that have aged out of the foster care system; and

WHEREAS, in 1994, the Agency assisted SDYCS with the purchase of the 3255 Wing Street facility as a transitional housing facility for formerly homeless youth, youth at risk of

becoming homeless, young families, and young adults that have aged out of the foster care system by providing a \$500,000 Acquisition Loan; and

WHEREAS, a separate action is before the City Council asking for approval of a Third Amendment to the Agreement between the City of San Diego and Representatives of the Homeless Regarding the Homeless Assistance Element of the San Diego Naval Training Center Reuse Plan that would allow the allocations pursuant to that Agreement to be used for rehabilitation of current facilities; and

WHEREAS, SDYCS wishes to use the remaining Homeless Agreement allocation to replace the roof, install energy efficient windows and perform other necessary rehabilitation to the 3255 Wing Street facility; and

WHEREAS, the Naval Training Center Redevelopment Project Area [Project Area] is a redevelopment project area adopted by the Agency pursuant to the California Community Redevelopment Law (California Health and Safety Code Section 33000 et seq.); and

WHEREAS, the Council finds that the expenditure of Low- and Moderate- Income Housing Tax Increment Set-Aside Funds from the Naval Training Center Redevelopment Project Areas in the approximate amount of \$150,000 to SDYCS for rehabilitation of the 3255 Wing Street facility will be of benefit to the Naval Training Center Redevelopment Project Area; NOW, THEREFORE,

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

1. That it makes the Findings of Benefit to the Naval Training Center Redevelopment Project Area as follows:

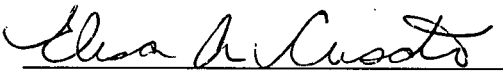
(1) That the proposed use of Low- and Moderate- Income tax increment from the Naval Training Center Redevelopment Project Area [Project Area] for the proposed

rehabilitation of the 3255 Wing Street facility as a transitional housing facility for formerly homeless youth, youth at risk of becoming homeless, young families, and young adults that have aged out of the foster care system will benefit the Project Area in that:

(a) The use of Naval Training Center Low- and Moderate- Income Housing Set-Aside Funds will improve the supply of very low income rental housing within the City of San Diego, which pursuant to Section 33334.6(a) of California Redevelopment Law is a "direct benefit to the project area in accomplishing the project area's objectives whether or not the project provides for housing within the project area."

(b) The Naval Training Center Redevelopment Project benefits from the funding of this project as a partial fulfillment of the Agreement between the City of San Diego and Representatives of the Homeless Regarding the Homeless Assistance Element of the San Diego Naval Training Center Reuse Plan.

APPROVED: JAN I. GOLDSMITH, City Attorney

By 
Elisa A. Cusato
Deputy City Attorney

EAC:nda
04/13/09
Or.Dept:Redev.Agency
R-2009-1050
MMS#8684
Comp. RA-2009-100

I hereby certify that the foregoing Resolution was passed by the Council of the City of San Diego, at this meeting of APR 28 2009.

ELIZABETH S. MALAND
City Clerk

By *Mary Zymaya*
Deputy City Clerk

Approved: 5-4-09
(date)

JS
JERRY SANDERS, Mayor

Vetoed: _____
(date)

JERRY SANDERS, Mayor