

RESOLUTION NUMBER R- 305462

DATE OF FINAL PASSAGE DEC 10 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 FUNDS (SET-ASIDE FUNDS) OUTSIDE OF THE NORTH PARK REDEVELOPMENT PROJECT AREA FOR THE NORTH PARK REDEVELOPMENT HOUSING ENHANCEMENT LOAN PROGRAM.

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 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 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, the Agency established the North Park Redevelopment Housing Enhancement Loan Program [North Park HELP] to provide loans, forgivable over a ten (10) year period, for the enhancement/rehabilitation of eligible owner-occupied one- and two- unit properties within the North Park Redevelopment Project Area [Project Area] and the Greater North Park Community Planning Area which is outside the boundaries of the Project Area; and

WHEREAS, in order to implement the North Park HELP, the Agency has duly budgeted the expenditure of Set-Aside Funds generated in the Project Area in an amount not to exceed Two Hundred Fifty Thousand Dollars (\$250,000), which said funds are available in the Fiscal Year 2009-2010 North Park Redevelopment Project Area Low Moderate Income Housing Fund Budget and identified therein for use toward the North Park HELP; and

WHEREAS, the City Council finds that the expenditure of the Project Area Set-Aside Funds in the amount of \$250,000 within the Project Area or outside of the Project Area for the North Park HELP will be of benefit to the Project Area; NOW, THEREFORE,

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

1. That the Council makes the Findings of Benefit to the North Park Redevelopment Project Area [Project Area] as follows:

(a) The proposed use of Low and Moderate Income Housing Tax Increment Funds [Set-Aside Funds] from the Project Area toward the North Park Housing Enhancement Loan Program [North Park HELP] implemented in part outside of the Project Area within the Greater North Park Community Planning Area will benefit the Project Area in that:

(i) The provision and preservation of affordable housing is, in itself, a fundamental purpose of redevelopment. Any preservation of the stock of available housing for low- and moderate- income persons benefits the surrounding areas, including the Project Area

providing the funds, by encouraging local accommodations for a diverse workforce and consumers at various income levels throughout the City.


(ii) The North Park HELP will help fulfill the goals of the North Park Redevelopment Plan and Implementation Plans [Plans] for the Project Area. The owner-occupants eligible for the North Park HELP will live in the Project Area or in the adjacent Greater North Park Community Planning Area. Their close proximity within and to the Project Area promotes the success of the Plans, which include: improving, promoting and preserving the positive neighborhood characteristics of North Park, promoting varied housing opportunities; improving and enhancing the housing stock within North Park, and supporting and promoting the growth and vitality of the North Park business environment.

(iii) The North Park HELP will support home-ownership by low and moderate-income residents.

(iv) The use of \$250,000 available in and allocated from the Agency-approved Fiscal Year 2009-2010 North Park Redevelopment Project Area Low Moderate Income Housing Fund Budget for the North Park HELP will enable the Agency to disburse approximately seven (7) loans to owner-occupied, income eligible households seeking to rehabilitate homes located within the Project Area and/or outside the Project Area within the adjacent North Park Community Planning Area.

2. That the Project Area Set-Aside Funds in the amount of \$250,000 are authorized to be expended pursuant to the North Park HELP implemented within the Project Area and outside the Project Area within the Greater North Park Community Planning Area.

APPROVED: JAN I. GOLDSMITH, City Attorney

By 
Elisa A. Cusato
Deputy City Attorney

KDB:nda

10/29/09

Or.Dept:Redev.Agency

R-2010-325

MMS#10780

Comp. R-2010-322

R-2010-323

R-2010-324

R-2010-345

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RA-2010-31

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I hereby certify that the foregoing Resolution was passed by the Council of the City of San Diego, at this meeting of DEC 07 2009.

ELIZABETH S. MALAND
City Clerk

By Sara Richardson
Deputy City Clerk

Approved: 12.10.09
(date)

JR
JERRY SANDERS, Mayor

Vetoed: _____
(date)

JERRY SANDERS, Mayor