

Findings of Benefit to the Linda Vista Redevelopment Project Area

The proposed use of Low and Moderate Income Housing Funds (LMIHF) from the Linda Vista Redevelopment Project Area for the Linda Vista Rehabilitation Program (LVRP) will benefit the project area that provides the funds in that:

- a. The Linda Vista Redevelopment Project, comprised only of a shopping center with no residential zoning, does not provide any sites for the mandated very low, low and moderate-income housing.
- b. Funds from the Linda Vista Redevelopment Project will enable the Redevelopment Agency to improve and preserve the supply of low and moderate-income housing in the City of San Diego.
- c. The LVRP program will support home ownership by low and moderate-income residents through enhancing the value and condition of their homes.
- d. The owner-occupants eligible for the LVRP program live in the adjacent Linda Vista Community Planning Area and commonly shop at the Linda Vista Shopping Center.
- e. The use of Agency funds from the Linda Vista Project to support LVRP goals will assist in the elimination of blight in neighborhoods surrounding the Linda Vista Shopping Center.
- f. LVRP improvements to neighborhood houses will address local residential health and safety concerns by providing a means for low and moderate-income homeowners to eliminate potential hazards such as inadequate or leaking roofing and gutters, painting, stucco repair and water proofing, and substandard doors and windows.
- g. The use of Linda Vista Redevelopment tax increment funds for LVRP would enable the Agency to disburse home improvement loans to approximately 37 local homeowners over the life of the program.
- h. The provision 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 all the surrounding areas, including the project area that provides funds, by encouraging local accommodations for a diverse workforce and consumers at various income levels throughout the City.