



## CITY COUNCIL

### COMMUNITY DEVELOPMENT COMMISSION

For City Clerk's Use:

☐ **APPROVED** ☐ **DENIED**

Reso No. CDC \_\_\_\_\_ File No. \_\_\_\_\_

Ord No. CDC \_\_\_\_\_

**Agenda Item No.:** 7  
**Date:** October 13, 2010

**TO:** Honorable Mayor/Chair  
Members of the City Council/Community Development Commission

**FROM:** Jerry Van Leeuwen, Director of Community Services  
Roni Keiser, Housing Division Manager

**SUBJECT:** Public Hearing for Disposition of Property Purchased with Affordable Housing Set-Aside Funds (Rectangular lot on N. Elm St./APN 230-103-2200)

#### RECOMMENDATION:

Staff recommends conducting the public hearing and receiving public input. Resolution CDC 2010-02 for granting ownership of the subject property to San Diego Habitat for Humanity (SDHFH) was previously adopted by the Community Development Commission (CDC) on June 9, 2010.

#### FISCAL ANALYSIS:

There will be no impact on the General Fund. The subject property was purchased with Affordable Housing Set-Aside funds and is being granted to an affordable housing developer for redevelopment in exchange for affordability restrictions.

#### BACKGROUND:

On March 24, 2010, the CDC approved an allocation of Affordable Housing Set-Aside funds for the acquisition of vacant land located on North Elm Street (APN 230-103-2200). The CDC closed escrow on the subject property on April 28, 2010.

On June 9, 2010, the CDC adopted Resolution CDC 2010-02 approving the grant of ownership of the subject property to SDHFH in exchange for affordability restrictions on the subsequent development of the lot. The action was taken in conjunction with the award of HOME/CHDO funds following an approved RFP process, as well as the grant of title of the adjacent vacant parcel, addressed as 537 N. Elm Street (Resolution No. 2010-98) and purchased with Neighborhood Stabilization Program funds, to SDHFH.

California Redevelopment law (California Health and Safety Code (§33433)) requires that property purchased with tax increment money (including Affordable Housing Set-Aside Funds) may be sold or leased for development. The sale or lease must be approved by the CDC at a public hearing, and

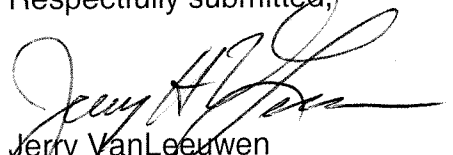
notice of the hearing must be published at least once per week for at least two successive weeks. Publication of the notice was determined to be incomplete for the original public hearing of June 9, 2010. The change of ownership has not yet taken place, pending this corrective action.


Notice of the public hearing today was accomplished with publication in the local newspaper on both September 27<sup>th</sup> and October 4<sup>th</sup>, and fulfills the requirements of §33433. Proof of the publication has been filed with the City Clerk's office. No further action is necessary.

CONCLUSION AND RECOMMENDATION:

Staff recommends conducting the public hearing and receiving public input.

Respectfully submitted,

  
Jerry VanLeeuwen  
Director of Community Services

  
Roni Keiser  
Housing Division Manager