

REDEVELOPMENT AGENCY OF

THE CITY OF SAN DIEGO

RESOLUTION NO. R- **03872**

ADOPTED ON MAR 01 2005

A RESOLUTION OF THE REDEVELOPMENT AGENCY
OF THE CITY OF SAN DIEGO APPROVING THE
HOUSING REPLACEMENT PLAN FOR THE
CITY HEIGHTS SQUARE SENIOR HOUSING PROJECT.

WHEREAS, the Redevelopment Agency of the City of San Diego [Agency] shall adopt by resolution a housing replacement plan not less than thirty days prior to the execution of an agreement for acquisition of real property, or the execution of an agreement for the disposition and development of property, which agreement would lead to the destruction or removal of dwelling units from the low- and moderate-income housing market; and

WHEREAS, the Disposition and Development Agreement [DDA] between the Agency and Chelsea Service Corporation and Senior Community Centers for the development of the City Heights Square Senior Housing Project [Project] is expected to be executed at least thirty days after the Housing Replacement Plan has been adopted by the Agency; and

WHEREAS, the Project will consist of the construction of one hundred fifty-one (151) unit apartment building comprised of seventy-one (71) studio units, seventy-nine (79) one-bedroom units and one manager's unit, all of which except the manager's unit, will be rented exclusively to very low-income seniors at affordable rent; and

WHEREAS, in connection with the Project, four presently existing dwelling units housing persons and families of low- or moderate-income will be demolished: and

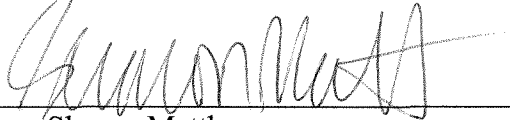
WHEREAS, whenever dwelling units housing persons and families of low- or moderate-income are destroyed or removed from the low- and moderate-income housing market as a part of a redevelopment project which is subject to a written agreement with the Agency, the Agency shall, within four years of the destruction or removal, rehabilitate, develop, or construct, or cause to be rehabilitated, developed, or constructed, for rental or sale to persons and families of low- or moderate-income, an equal number of replacement dwelling units which have an equal or greater number of bedrooms as those destroyed or removed units at affordable housing costs within territorial jurisdiction of the Agency pursuant to Health and Safety Code section 33413(a); and

WHEREAS, the Housing Replacement Plan for the Project was prepared in accordance with California Health and Safety Code section 33413 and indicates that to satisfy the housing replacement requirements of the Project, replacement housing units will be constructed as part of the Project; and

WHEREAS, the Replacement Housing Plan will be presented to the City Heights Project Area Committee on February 14, 2005, and will be made available for public review for thirty (30) days once it has been approved by the Agency; NOW THEREFORE,

BE IT RESOLVED, by the Redevelopment Agency of the City of San Diego, that it approves the Housing Replacement Plan for the City Heights Square Senior Housing Project; a copy which is on file in the office of the secretary to the Agency as Document No. D- 03872

APPROVED: MICHAEL AGUIRRE, General Counsel

By: 
Sharon Matthews
Deputy General Counsel

02/02/05
Org.Dept:R.A.
Aud.Cert: n/a
RA-2005-86
mms#1383

Passed and adopted by The Redevelopment Agency of The City of San Diego
by the following vote:

MAR 01 2005

Members	Yeas	Nays	Not Present	Ineligible
Scott Peters	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Michael Zucchet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Toni Atkins	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Anthony Young	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Brian Maienschein	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Donna Frye	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Jim Madaffer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ralph Inzunza	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Chair Murphy	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

AUTHENTICATED BY:

DICK MURPHY

Chair of The Redevelopment Agency of The City of San Diego, California

CHARLES G. ABDELNOUR

Secretary of The Redevelopment Agency of The City of San Diego, California

(Seal)

By *Janette J. [Signature]* Deputy

Office of The Redevelopment Agency, San Diego, California

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