

REDEVELOPMENT AGENCY OF

THE CITY OF SAN DIEGO

RESOLUTION NO. R-03872

ADOPTED ON MARCH 1, 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 Investment 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 a 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
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