

RA-Item 2

(RA-2006-113)

REDEVELOPMENT AGENCY OF

THE CITY OF SAN DIEGO

RESOLUTION NUMBER R-04020

DATE OF FINAL PASSAGE MAY 19 2006

A RESOLUTION OF THE REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO AUTHORIZING THE EXECUTIVE DIRECTOR TO PROCEED WITH THE FIRST AMENDMENT TO THE EXCLUSIVE NEGOTIATING AGREEMENT WITH UNITED COMMUNITY, INC. TO EXTEND THE NEGOTIATING PERIOD FOR 180 DAYS FOR THE DEVELOPMENT OF A VERY LOW TO LOW INCOME APARTMENT PROJECT LOCATED IN THE BARRIO LOGAN REDEVELOPMENT PROJECT AREA.

WHEREAS, the Redevelopment Agency of the City of San Diego [Agency] is engaged in activities necessary to carry out and implement the Redevelopment Plan for the Barrio Logan Redevelopment Project Area [Project Area]; and

WHEREAS, the United Community, Inc. [Developer], wishes to develop approximately 1.7 acres on the 1700 block of Logan Avenue bounded by Sigsbee and Beardsley Street [Site] as a very low to low income apartment project; and

WHEREAS, Agency staff initiated the Owner Participation process by mailing questionnaires to all ten property owners within the footprint of the project proposed by the Developer; and

WHEREAS, there were three responses to the Owner Participation Application/Submittal packages mailed to the ten property owners; and

WHEREAS, on June 21, 2005, the Agency approved through Resolution R-03933 an Exclusive Negotiating Agreement [ENA] to commence exclusive negotiations with the Developer regarding the Site; and

WHEREAS, the terms of the ENA require the Developer to submit a good faith deposit in the amount of \$25,000 to pay for administrative expenses incurred by the Agency in the course of negotiating and preparing a Deposition and Development Agreement for the development of the residential/retail/office mixed-use project in the Project Area; and

WHEREAS, the financing for this project was to include funding from the Citywide Affordable Housing Collaborative Program and after receiving conditional approval for funding from the Collaborative's Executive Loan Committee subject to the availability of funding, it was determined that there was not sufficient funding in the Affordable Housing Program for this project; and


WHEREAS, the negotiating period for 180 days and two 45 day extensions allowed in the ENA has expired and additional time is needed to identify further funding sources for the project; NOW THEREFORE,

BE IT RESOLVED, by the Redevelopment Agency of the City of San Diego as follows:

1. That the Executive of the Agency, or designee, is authorized and empowered to execute, for and on behalf of the Agency, a First Amendment to the ENA with United Community, Inc. to extend the negotiating period for 180 days for the development of a very low to low income apartment project, under the terms and conditions set forth in the ENA on file in the office of the secretary of the Agency as Document No. D-04020.

BE IT FURTHER RESOLVED, that this action is exempt from California Environmental Quality Act [CEQA] pursuant to the State CEQA Guidelines, Section 15060(c)(3).

APPROVED: MICHAEL J. AGUIRRE, General Counsel

By   
Carol A. Leone  
Deputy General Counsel

CAL:cfq  
04/18/06  
Or.Dept: R.A.  
RA-2006-113  
MMS#3170

I hereby certify that the foregoing Resolution was passed by the Redevelopment Agency of the City of San Diego, at its meeting of MAY 16 2006.

ELIZABETH S. MALAND  
Secretary

By   
Secretary

Jeannette Santos, Deputy Redevelopment Agency

By   
Deputy Redevelopment Agency

  
JERRY SANDERS, Executive Director

Approved: 5-19-06  
(date)

Vetoed: \_\_\_\_\_  
(date)

\_\_\_\_\_  
JERRY SANDERS, Executive Director

MAY 16 2006

Passed by the Redevelopment Agency of The City of San Diego on \_\_\_\_\_, by the following vote:

Agency Members	Yeas	Nays	Not Present	Ineligible
Scott Peters	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Kevin Faulconer	<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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Ben Hueso	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

MAY 19 2006

Date of final passage \_\_\_\_\_.

AUTHENTICATED BY:

JERRY SANDERS

Executive Director of The Redevelopment Agency of The City of San Diego, California.

ELIZABETH S. MALAND

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

(Seal)

By *Jamette J. Santos*, Deputy

Office of the Redevelopment Agency, San Diego, California

Resolution Number R- 04020