

REDEVELOPMENT AGENCY OF

THE CITY OF SAN DIEGO

RESOLUTION NUMBER R- 04362

DATE OF FINAL PASSAGE DEC 15 2008

A RESOLUTION OF THE REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO ADOPTING A REPLACEMENT HOUSING PLAN FOR THE ARBOR CREST PROJECT LOCATED WITHIN THE NORTH PARK REDEVELOPMENT PROJECT AREA.

WHEREAS, the Redevelopment Agency of the City of San Diego [Agency] and Community HousingWorks, a California corporation [Developer] are currently engaged in negotiations to determine whether mutually acceptable terms and conditions can be agreed upon for an owner participation agreement which would specify the rights and obligations of the parties with respect to the development and operation of a proposed 83-unit affordable housing development, in which there would be 82 units affordable to low-income families and one manager's unit [Project], on a 0.99-acre site located at 3783 to 3825 Florida Street, on the east side of Florida Street just south of University Avenue within the North Park Redevelopment Project Area; and

WHEREAS, on the site for the proposed Project, there are currently located 15 dwelling units believed to be occupied (previously or currently) by persons of low or moderate income; and

WHEREAS, subdivision (a) of Section 33413 of the California Health and Safety Code requires that whenever dwelling units housing persons of low or moderate income are destroyed or removed from the low and moderate income housing market on or after January 1, 2002 as part of a redevelopment project that is subject to a written agreement with an agency carrying out

redevelopment, that agency shall, within 4 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 the same or lower income, an equal number of replacement dwelling units that have an equal or greater number of bedrooms as those destroyed or removed dwelling units at affordable housing costs within the territorial jurisdiction of the agency; and

WHEREAS, subdivision (f) of Section 33413 of the California Health and Safety Code provides that an agency carrying out redevelopment may satisfy such replacement obligation with fewer dwelling units provided that (i) the total number of replacement bedrooms equals or exceeds the number of bedrooms destroyed or removed (with a destroyed or removed unit having no bedrooms deemed to have one bedroom) and (ii) the replacement units are affordable to and occupied by the same income level of households as the destroyed or removed units; and

WHEREAS, Section 33413.5 of the California Health and Safety Code requires that not less than 30 days prior to the execution of an owner participation agreement which would lead to the destruction or removal of dwelling units from the low- and moderate- income housing market, an agency carrying out redevelopment shall adopt by resolution a replacement housing plan which, for a reasonable time before adoption, a draft thereof was made available for review and comment by the project area committee, other public agencies and the general public; and

WHEREAS, the replacement housing plan must contain the following components: (i) the general location of housing to be rehabilitated, developed or constructed, (ii) an adequate means of financing such rehabilitation, development or construction, (iii) a finding that the replacement housing does not require the approval of the voters pursuant to Article XXXIV of the California Constitution, or that such approval has been obtained, (iv) the number of dwelling units housing persons and families of low or moderate income planned for construction or

rehabilitation, and (v) the timetable for meeting the replacement housing plan's relocation, rehabilitation and replacement housing objectives; and

WHEREAS, in accordance with Section 33413.5 of the California Health and Safety Code, Agency prepared a draft replacement housing plan containing such components for the proposed Project, which draft was made available for a reasonable time for review and comment by the Project Area Committee of the North Park Redevelopment Project Area, the general public and other public agencies; NOW, THEREFORE,


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

1. That the foregoing recitals are hereby adopted as findings of fact.

2. That the Redevelopment Agency of the City of San Diego [Agency] hereby adopts the Replacement Housing Plan for the proposed Arbor Crest Project described above and located in the North Park Redevelopment Project Area; a copy of the Replacement Housing Plan is on file in the Office of the Secretary of the Agency as Document No. D- 04362.

3. That the Agency finds and determines that the approval of the Replacement Housing Plan is not subject to the requirements of the California Environmental Quality Act [CEQA] because the action is not a "project" pursuant to Sections 15060(c)(3), 15378(a), and 15378(c) of the State CEQA Guidelines.

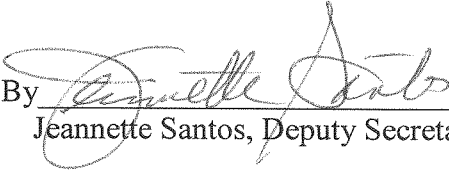
APPROVED: MICHAEL J. AGUIRRE, General Counsel

By 
Kendall D. Berkey
Deputy General Counsel

KDB:nda:als
11/24/08
Or.Dept:Redev.Agency
RA-2009-54
MMS#7113

I hereby certify that the foregoing Resolution was passed by the Redevelopment Agency of the City of San Diego, at its meeting of DEC 09 2008.

REDEVELOPMENT AGENCY

By 
Jeannette Santos, Deputy Secretary

Approved: 12.15.08
(date)


JERRY SANDERS, Executive Director

Vetoed: _____
(date)

JERRY SANDERS, Executive Director

Passed by the Redevelopment Agency of The City of San Diego on DEC 09 2008, by the following vote:

Agency Members	Yeas	Nays	Not Present	Recused
Sherri Lightner	<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"/>
Todd Gloria	<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"/>
Carl DeMaio	<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"/>
Marti Emerald	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ben Hueso	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Date of final passage DEC 15 2008.

AUTHENTICATED BY:

JERRY SANDERS
Executive Director of The City of San Diego, California.

(Seal)

ELIZABETH S. MALAND
Secretary of The City of San Diego, California.

By *Jennifer J. Santos*, Deputy

Office of the Redevelopment Agency, San Diego, California
Resolution Number R- 04362