

REDEVELOPMENT AGENCY OF

THE CITY OF SAN DIEGO

RESOLUTION NUMBER R- 04374

DATE OF FINAL PASSAGE MAR 20 2009

A RESOLUTION OF THE REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO APPROVING THE EXCLUSIVE NEGOTIATION AGREEMENT BETWEEN THE AGENCY AND BRIDGE HOUSING CORPORATION FOR THE DEVELOPMENT OF AN AFFORDABLE HOUSING PROJECT, TO BE KNOWN AS NINTH AND BROADWAY, LOCATED IN THE EAST VILLAGE REDEVELOPMENT DISTRICT OF THE EXPANSION SUB AREA OF THE CENTRE CITY REDEVELOPMENT PROJECT, AND AUTHORIZING THE CENTRE CITY DEVELOPMENT CORPORATION, ON BEHALF OF THE AGENCY, TO CONDUCT NEGOTIATIONS WITH BRIDGE HOUSING CORPORATION PURSUANT TO THE EXCLUSIVE NEGOTIATION AGREEMENT.

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 Centre City Redevelopment Project Area [Project Area]; and has adopted an Implementation Plan for the Project Area in accordance with California Health and Safety Code Section 33490 [Implementation Plan]; and

WHEREAS, in order to carry out and implement such Redevelopment Plan, the Agency proposes to enter into an Exclusive Negotiation Agreement [Agreement] with BRIDGE Housing Corporation [Developer] for the development of a mixed use project including 250-units of affordable rental housing, on a site generally located on the southeast corner of Ninth Avenue and Broadway in the Project Area [Site]; and

WHEREAS, the Board of Directors of the Centre City Development Corporation [CCDC] has reviewed and discussed the parameters of the Agreement, as presented in a staff

report, at the CCDC Board of Directors meeting on January 21, 2009, and the Board of Directors has recommended that the Agency approve and enter into the Agreement; and

WHEREAS, the Agency has duly considered all terms and conditions of the proposed Agreement and believes that the proposed Agreement is in the best interests of the City of San Diego and the health, safety, morals and welfare of its residents, and in accord with the public purposes and provisions of applicable state and local law and requirements; NOW, THEREFORE,

BE IT RESOLVED, by the Redevelopment Agency of the City of San Diego [Agency] as follows;

1. That the Agency approves the Exclusive Negotiation Agreement between the Agency and Bridge Housing Corporation, a copy of which shall be placed on file in the office of the secretary of the Agency as Document No. D- 04374.
2. That the Agency authorizes the Executive Director or designee, for and on behalf of the Agency, to execute the Exclusive Negotiation Agreement and to administer the Agency's obligations, responsibilities, and duties to be performed thereunder.
3. That the Agency authorizes the Centre City Development Corporation, on behalf of the Agency, to conduct negotiations with Bridge Housing Corporation pursuant to the Exclusive Negotiation Agreement.
4. That the Agency finds and determines that this activity is not a "project" for purposes of the California Environmental Quality Act [CEQA] because it does not meet the criteria set forth in CEQA Guidelines Section 15378. Therefore, pursuant to CEQA Guidelines

Section 15060(c)(3), this activity is not subject to CEQA. However, activities related to the future development of the Site will require additional review under the provisions of CEQA.

APPROVED: JAN I. GOLDSMITH, General Counsel

By Kendall D. Berkey  
Kendall D. Berkey  
Deputy General Counsel

KDB:nda  
02/03/09  
Or.Dept:CCDC  
RA-2009-68  
MMS#7653

I hereby certify that the foregoing Resolution was passed by the Redevelopment Agency of the City of San Diego, at its meeting of MAR 10 2009.

REDEVELOPMENT AGENCY

By Jeannette Santos  
Jeannette Santos, Deputy Secretary

Approved: 3.20.09  
(date)

Jerry Sanders  
JERRY SANDERS, Executive Director

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

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

Passed by the Redevelopment Agency of The City of San Diego on MAR 10 2009, 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 checked="" type="checkbox"/>	<input type="checkbox"/>

Date of final passage MAR 20 2009

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 , Deputy

Office of the Redevelopment Agency, San Diego, California

Resolution Number R- 04374