

REDEVELOPMENT AGENCY OF

THE CITY OF SAN DIEGO

RESOLUTION NUMBER R- 04395

DATE OF FINAL PASSAGE MAY 12 2009

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

WHEREAS, the Redevelopment Agency of the City of San Diego [Agency] and Pathfinders of San Diego, a California corporation [Developer], have negotiated mutually acceptable terms and conditions for an owner participation agreement that specifies the rights and obligations of the parties with respect to the development and operation of an 18-unit residential apartment project [Project], in which there will be 17 units affordable to extremely low to low-income persons and one manager's unit rented at market rate, on a 0.23-acre site located at 2621 and 2625 University Avenue, on the south side of University Avenue between Villa Terrace and Pershing Avenue within the North Park Redevelopment Project Area; and

WHEREAS, on the site for the proposed Project, there is currently located a 27-unit motel for which three units are believed to be occupied (previously or currently) on a semi-permanent basis by persons of extremely low income; and

WHEREAS, California Health and Safety Code section 33413(a) requires that, whenever dwelling units occupied by 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, California Health and Safety Code section 33413(f) 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, California Health and Safety Code section 33413.5 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 for which, during a reasonable time before adoption, a draft 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 occupied by 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 California Health and Safety Code section 33413.5, the Agency prepared a draft Replacement Housing Plan containing such components for the proposed Project and specifically providing for replacement housing on the Project site; and

WHEREAS, the draft Replacement Housing Plan 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; and

WHEREAS, the approval of the Replacement Housing Plan is not subject to the requirements of the California Environmental Quality Act [CEQA] because the proposed Project to which the Replacement Housing Plan relates is categorically exempt from CEQA review under CEQA Guidelines section 15301 (existing facilities); NOW, THEREFORE,

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

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 North Park Inn 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- 04395.

APPROVED: JAN I. GOLDSMITH, GENERAL COUNSEL

By Kevin Reisch
Kevin Reisch
Deputy General Counsel

KR:pev
04/21/09
Or.Dept:Redev.Agency
RA-2009-91
MMS #8615

I hereby certify that the foregoing Resolution was passed by the Redevelopment Agency of the City of San Diego, at its meeting of MAY 05 2009.

REDEVELOPMENT AGENCY

By Jeannette Santos
Jeannette Santos, Deputy Secretary

Approved: 5-12-09
(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 MAY 05 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Date of final passage MAY 12 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 *Janette J. [Signature]*, Deputy

Office of the Redevelopment Agency, San Diego, California
Resolution Number R- 04395