

REDEVELOPMENT AGENCY OF  
THE CITY OF SAN DIEGO

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9/14/10  
RA#3

RESOLUTION NUMBER R- 04564

DATE OF FINAL PASSAGE SEP 22 2010

A RESOLUTION OF THE REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO APPROVING THE RELOCATION PLAN FOR THE VISTA GRANDE APARTMENTS LOCATED AT 54<sup>TH</sup> AND SANTA MARGARITA STREETS IN THE VALENCIA PARK NEIGHBORHOOD AND MAKING CERTAIN DETERMINATIONS RELATED THERETO.

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 Central Imperial Redevelopment Project Area and the Mount Hope Redevelopment Project Area in accordance with the California Community Redevelopment Law (Health and Safety Code sections 33000 *et seq.*) [CRL]; and

WHEREAS, the Southeastern Economic Development Corporation [SEDC], acting on behalf of the Agency, has negotiated and the Agency has approved on March 9, 2010, an Owner Participation Agreement [OPA] with Wakeland Housing and Development Corporation [Wakeland] pertaining to the acquisition and rehabilitation of the existing 49-unit apartment complex known as Vista Grande Apartments [Project] located at 5391 and 5411-5425 Santa Margarita Street in the City of San Diego, [Property]; and

WHEREAS, the OPA requires Wakeland to facilitate the completion of the rehabilitation work and thereafter operate the Property as rental housing that is affordable to Extremely Low, Very Low, and Low Income households (as defined and provided for in the OPA); and

WHEREAS, Wakeland has caused a qualified relocation consultant, Cornerstone Right of Way LLC, to prepare the Relocation Plan for the Project dated July 2010 [Relocation Plan], which constitutes a feasible method or plan for any temporary relocation during the rehabilitation work and for relocation of the eligible 'over-income' residents (with incomes above the income restrictions provided for in the OPA) to be permanently displaced as a result of the Project [collectively, the Residents], in accordance with CRL Section 33411; and

WHEREAS, according to the Relocation Plan, the Project will cause or is assumed to result in, the displacement of Residents as follows: (i) the permanent displacement of nine 'over-income' households of median, moderate and above-moderate incomes; and (ii) the temporary displacement of Extremely Low, Very Low and Low Income households and relocation into on-site vacant rehabilitated units or off-site lodging for brief periods during the rehabilitation work; and

WHEREAS, the Relocation Plan provides that no eligible Residents shall be displaced unless and until there are comparable, decent, safe, sanitary and otherwise standard dwelling units available at the time of displacement, ready for occupancy by the Residents and within the financial means of the Residents; and

WHEREAS, California Code of Regulations, Title 25, Section 6010 states that no public entity may proceed with any phase of a project or other activity which will result in the displacement of any person, business or farm until such public entity makes certain specified determinations; and

WHEREAS, in accordance with California Code of Regulations, Title 25, Section 6010, the Agency will make the following determinations relating to the Relocation Plan [collectively, the Relocation Determinations] through the adoption of this Resolution:

- (1) Fair and reasonable relocation payments will be provided to eligible persons as required by Article 3 of Title 25, Division 1, Chapter 6, Subchapter 1 of the California Code of Regulations [State Relocation Guidelines];
- (2) A relocation assistance program offering the services described in Article 2 of the State Relocation Guidelines will be established;
- (3) Eligible persons will be adequately informed of the assistance, benefits, policies, practices and procedures, including grievance procedures, provided for in the State Relocation Guidelines;
- (4) Based upon recent survey and analysis of both the housing needs of persons who will be displaced and available replacement housing and considering competing demands for that housing, comparable replacement dwellings will be available, or provided, if necessary, within a reasonable period of time prior to displacement sufficient in number, size and cost for the eligible persons who require them;
- (5) Adequate provisions have been made to provide orderly, timely, and efficient relocation of eligible persons to comparable replacement housing available without regard to race, color, religion, sex, marital status, or national origin with minimum hardship to those affected; and
- (6) The Relocation Plan meets the requirements of the California Code of Regulations, Title 25, Section 6038; and

WHEREAS, Wakeland shall not displace any Residents until the suitable replacement housing units are available and ready for occupancy, in accordance with the Relocation Plan; and

WHEREAS, Wakeland (as the entity carrying out the Project) and its relocation consultant will undertake the responsibility for implementing all actions contemplated by the

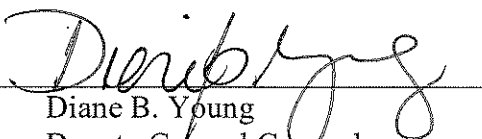
Relocation Plan and for fulfilling all applicable requirements under the State Relocation Guidelines; and

WHEREAS, the Agency believes that the Relocation Plan is in the best interests of the City 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], that the Agency makes the Relocation Determinations, and adopts and approves the Relocation Plan for the Project, a copy of which shall be placed on file with the secretary of the Agency as Document No. D- 04564.

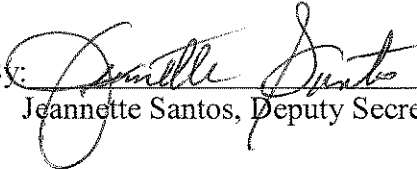
APPROVED: JAN I. GOLDSMITH, General Counsel

By   
Diane B. Young  
Deputy General Counsel

DBY:hm  
08/23/10  
Or.Dept:SEDC  
RA-2011-17  
Matter# 2010-00490  
Companion to: R-2011-155

I hereby certify that the foregoing Resolution was passed by the Redevelopment Agency of the City of San Diego, at this meeting of SEP 14 2010.

REDEVELOPMENT AGENCY

By:   
Jeannette Santos, Deputy Secretary

Approved: 9-22-10  
(date)

  
JERRY SANDERS, Executive Director

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

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

Passed by the Redevelopment Agency of The City of San Diego on SEP 14 2010, by the following vote:

Agency Members	Yeas	Nays	Not Present	Recused
Sherrri 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 SEP 22 2010

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- 04564