

RESOLUTION NUMBER R- 298802

ADOPTED ON JAN 20 2004

A RESOLUTION APPROVING ALTERNATIVE METHODS FOR COMPLYING WITH THE CITY'S AFFORDABLE HOUSING POLICIES AND APPROVING AN AGREEMENT TO ENSURE THE REPLACEMENT OF TWENTY-THREE SINGLE ROOM OCUPANCY HOTEL ROOMS IN THE EAST VILLAGE.

WHEREAS, the Council of the City of San Diego has an opportunity to upgrade the health, safety, and welfare of the housing stock by allowing development of twenty-four new affordable studio units located in downtown San Diego between 11th and 13th Streets along Market Street in the East Village; and

WHEREAS, SRM Development LLC, has created limited partnerships, named EV One and EV Two, for the purpose of developing this land, and, as part of this development, EV Two proposes to demolish twenty-three Single Room Occupancy [SRO] rooms at the St. Paul Hotel; and

WHEREAS, EV Two plans to mitigate the proposed loss of the twenty-three SRO rooms of the St. Paul Hotel by constructing twenty-four studio apartments affordable at 50 percent to 65 percent of Area Median Income restricted for a period of sixty years; and

WHEREAS, although the developer's proposal is not in strict compliance with the City's SRO ordinance relating to housing replacement requirements, San Diego Municipal Code

section 143.0520 allows the City Council to provide a waiver from these provisions when a project is necessary to implement a redevelopment objective; and

WHEREAS, the Centre City Development Corporation, as the administrator of the redevelopment project area, on November 12, 2003, approved findings to waive the replacement requirements; and

WHEREAS, the San Diego Housing Commission on November 14, 2003, voted to support the Agreement with EV Two to allow the developer to pay their in-lieu fee "in kind" toward provision of these studios; and

WHEREAS, the City Manager recommends City Council approval of the agreement as outlined in Housing Commission Report No. CCR04-001; NOW, THEREFORE,

BE IT RESOLVED, by the Council of the City of San Diego, that this Council approves the alternative method of complying with the City's SRO regulations for purposes of ensuring the production of twenty-four new affordable units and upgrading the health, safety, and welfare of the housing stock; and

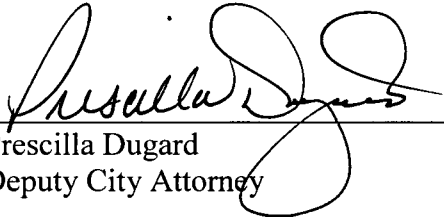
BE IT FURTHER RESOLVED, that this Council authorizes the City Manager to execute the Affordable Housing and Single Room Occupancy Agreement and Agreement Imposing Covenants, Conditions and Restrictions on Real Property on file in the Office of the City Clerk as Document No. RR-298802 -1, and Inclusionary Housing In Lieu Fee

R- 298802
298802

Agreement on file in the Office of the City Clerk as Document No. RR- 298802-2,

and any other documents necessary to protect the City's rights under the approved agreements.

APPROVED: CASEY GWINN, City Attorney

By 

Prescilla Dugard
Deputy City Attorney

PD:dm
12/19/03
01/12/04 **COR.COPY**
Or.Dept:Hsg.Comm
R-2004-695