

#3316  
2-7-06

(R-2006-660)  
(COR.COPY)

RESOLUTION NUMBER R- 301228

DATE OF FINAL PASSAGE FEB 09 2006

A RESOLUTION OF THE COUNCIL OF THE CITY OF SAN DIEGO STATING FOR THE RECORD THAT THIS IS A SUBSEQUENT DISCRETIONARY APPROVAL UNDER MITIGATED NEGATIVE DECLARATION NO. 40960 ADOPTED BY THE REDEVELOPMENT AGENCY WITH RESPECT TO THE CITY HEIGHTS SQUARE SENIOR HOUSING PROJECT.

WHEREAS, the City Heights Square Senior Housing Project ("Project") is a 151 unit affordable housing development; and

WHEREAS, the Project is located within the boundaries of the City Heights Redevelopment Project Area ("Project Area"); and

WHEREAS, on May 3, 2005, the Redevelopment Agency of the City of San Diego ("Agency") authorized the Executive Director to execute the Disposition and Development Agreement ("DDA") between the Agency and City Heights Square, L.P. and Senior Housing Corporation ("Developer"); and

WHEREAS, on that same day, \$7,105,100 in Notice of Funding Availability ("NOFA") funds was allocated to the Project contingent upon receipt of tax credit financing; and

WHEREAS, September 28, 2005, the Developer, was awarded the nine-percent Low Income Housing Tax Credits ("Tax Credits") for the Project; and

WHEREAS, due to unanticipated construction cost increases, the Developer has requested an additional \$2,000,000 of NOFA funds; and

WHEREAS, if the First Implementation Agreement to the DDA for the Auburn Park Apartments Project is approved, this action will release \$2,038,823 back to the NOFA Program for use in other NOFA projects;


WHEREAS, subsequent to the award of Tax Credits, the Project has 150 days (February 24, 2006) to meet the readiness to proceed requirement; and

WHEREAS, if the Developer is unable to secure the needed funding for the increase in costs, the Project will lose the Tax Credit award and will not be constructed; NOW, THEREFORE,

BE IT RESOLVED, by the Council of the City of San Diego, that the Mayor be and he is hereby authorized and empowered to execute as the Lead Agency under CEQA, has reviewed and considered the Mitigated Negative Declaration, Project No. 40960, certified on May 3, 2005, by Resolution Nos. R-03903 and R-300386, covering this activity. The activity is adequately addressed in the previous environmental document and there is no change in circumstance, additional information, or project changes to warrant additional environmental review in connection with the City Heights Square Senior Housing Project. Because the prior environmental documents adequately covered this activity as part of the previously approved

project, the activity is not a separate project for purposes of CEQA review per CEQA Guidelines Sections 15060(c)(3) and 15378(c).

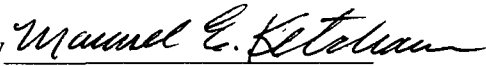
APPROVED: MICHAEL J. AGUIRRE, City Attorney

By   
Eunice Chan  
Deputy City Attorney

ECC:nda  
01/20/06  
01/31/06COR.COPY  
02/01/06COR.COPY  
Or.Dept:Redev.Agency  
R-2006-660  
MMS#2977  
Comp: RA-2006-79  
RA-2006-80

I hereby certify that the foregoing Resolution was passed by the Council of the City of San Diego, at its meeting of FEB 07 2006.

ELIZABETH S. MALAND  
City Clerk

By   
Deputy City Clerk

Approved: Feb 09, 06  
(date)

  
JERRY SANDERS, Mayor

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

\_\_\_\_\_  
JERRY SANDERS, Mayor