

RESOLUTION NUMBER R- 305628

DATE OF FINAL PASSAGE FEB 26 2010

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIEGO APPROVING THE RELOCATION PLAN FOR THE HOTEL SANDFORD REHABILITATION PROJECT LOCATED IN DOWNTOWN SAN DIEGO.

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

WHEREAS, the Centre City Development Corporation, acting on behalf of the Agency, has negotiated an Owner Participation Agreement [OPA] with the San Diego Housing Commission [Commission], wherein the Commission has agreed to acquire and rehabilitate the Hotel Sandford [Project], a 130-unit Single Room Occupancy [SRO] residential hotel located within the Redevelopment Project Area at the northeast corner of Fifth Avenue and A Street, within the Cortez neighborhood of downtown San Diego, California [Property]; and

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

WHEREAS, the OPA contemplates that the Agency will issue to the Commission a forgivable, residual receipts loan in an amount not to exceed \$6,095,000, to be derived from the Agency's low and moderate-income housing funds for the Redevelopment Project Area, subject to the terms of the OPA; and

WHEREAS, the Commission has caused a qualified relocation consultant, Overland Pacific & Cutler, Inc., to prepare the Relocation Plan for the Project dated December 2009 [Relocation Plan], which constitutes a feasible method or plan for relocation of certain SRO residents to be temporarily or permanently displaced from the Hotel Sandford as a result of the Project [collectively, the Residents], in accordance with CRL Section 33411 and California Code of Regulations, Title 25, Section 6038 [Section 6038]; and

WHEREAS, according to the Relocation Plan, the Project will cause, or is assumed to result in, the displacement of the Residents, all of whom are Low Income households (as defined in the OPA), as follows: (i) the permanent displacement of one (1) SRO resident so that such resident's unit can be utilized as the on-site manager's residence; and (ii) the temporary displacement of SRO residents in staggered phases of twelve (12) units at a time, for approximately ten (10) days in each instance; and

WHEREAS, the Relocation Plan confirms that the Project will not result in any temporary or permanent displacement of tenants in the commercial space on the ground floor of the Property, such as the barber college, the delicatessen, and the presently vacant space; and

WHEREAS, the Relocation Plan provides that no Residents shall be displaced unless and until there is a suitable housing unit available and ready for occupancy by each displaced person or family at a rental rate comparable to the rental rate as of the time of displacement, and each such housing unit must be a decent, safe, sanitary, and otherwise standard dwelling unit; and


WHEREAS, the Commission (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, written notice of the Relocation Plan was provided to all current residential occupants of the Property at least thirty (30) days prior to the City Council's consideration and approval of the Relocation Plan, in accordance with Section 6038; NOW, THEREFORE,

BE IT RESOLVED, by the City Council of the City of San Diego, that it approves the Relocation Plan for the Project, a copy of which shall be placed on file with the City Clerk as

Document No. <sup>RR-</sup> 305628

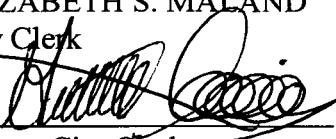
APPROVED: JAN I. GOLDSMITH, City Attorney

By   
Elisa A. Cusato  
Deputy City Attorney

EAC:mm  
02/09/10  
Or.Dept: CCDC  
R-2010-556  
MMS#10430  
Companion to: RA-2010-60

I hereby certify that the foregoing Resolution was passed by the Council of the City of San Diego, at this meeting of FEB 23 2010.

ELIZABETH S. MALAND  
City Clerk

By   
Deputy City Clerk

Approved: 2-26-10  
(date)

  
JERRY SANDERS, Mayor

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

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JERRY SANDERS, Mayor