

RESOLUTION NUMBER R- 316799

DATE OF FINAL PASSAGE JUN 15 2026

A RESOLUTION OF THE COUNCIL OF THE CITY OF SAN DIEGO APPROVING AN EXCLUSIVE NEGOTIATION AGREEMENT WITH THE ROBERT GREEN COMPANY FOR THE PROPOSED DISPOSITION AND DEVELOPMENT OF REAL PROPERTY GENERALLY LOCATED AT 7TH AVENUE AND MARKET STREET, IN THE EAST VILLAGE NEIGHBORHOOD OF DOWNTOWN SAN DIEGO AND RELATED ACTIONS.

RECITALS

The Council of the City of San Diego (Council) adopts this Resolution based on the following:

A. Under Assembly Bill x1 26 (AB 26), as modified by the California Supreme Court in *California Redevelopment Assn. v. Matosantos*, 53 Cal. 4th 231 (2011), and subsequent legislation (collectively, the Dissolution Laws), the Redevelopment Agency of the City of San Diego (Former RDA) dissolved as of February 1, 2012, and the Council adopted San Diego Resolution R-307238, effective January 12, 2012, designating the City to serve as the successor agency to the Former RDA (Successor Agency) under California Health and Safety Code (Code) section 34173(d)(1), and further designating the City to serve as the housing successor to the Former RDA (Housing Successor) for purposes of performing the Former RDA's housing functions under Code section 34176(a)(1).

B. The Successor Agency, upon the Former RDA's dissolution on February 1, 2012, became vested with the Former RDA's authority, rights, powers, duties, and obligations under the California Community Redevelopment Law (Redevelopment Law) and, by operation of law, received all assets, properties, contracts, leases, books and records, buildings, and equipment of the Former RDA.

C. Under Code section 34181(c), the seven-member Oversight Board directed the Successor Agency to transfer the Former RDA's affordable housing assets (Housing Assets) to the City as Housing Successor, and the California Department of Finance (DOF) approved the Oversight Board's decision on January 4, 2013.

D. The Successor Agency transferred the Housing Assets to the City as Housing Successor on or about January 28, 2013.

E. On March 3, 2023, the Council adopted San Diego Resolution R-314814, declaring the real property generally located at 7th Avenue and Market Street in San Diego (Property) as surplus land and authorizing the City's issuance of a Notice of Availability (NOA) in compliance with the Surplus Land Act (SLA), which was approved on March 21, 2023, by the California Department of Housing and Community Development (HCD) and the City issued the NOA in compliance with the SLA.

F. The City entered into good faith negotiations with Chelsea Development Corporation, but negotiations terminated without entering into a Disposition and Development Agreement (DDA).

G. In August 2025, HCD informed the City that the City may dispose of the Property through the City's normal disposition process with the exception that at least fifteen percent (15%) of the residential units developed on the Property must be set aside for low-income households.

H. City staff, after receiving an unsolicited offer from the Robert Green Company (Developer), has negotiated an Exclusive Negotiation Agreement, included as Attachment B to the staff report accompanying this Resolution (Agreement), regarding the disposition and

development of an affordable housing project with 460 residential units (69 of which will be rent and income restricted for a period of 55 years), street-level retail use, and parking (collectively, Project) on the Property.

I. The purpose of the Agreement is to include terms for negotiating the DDA under which the City will agree to transfer ownership of the Property to the Developer, and the Developer will agree to construct and operate the Project on the Property.

J. The Agreement specifies that the parties will negotiate in good faith to prepare the DDA; the negotiation term will be 180 days, with an optional 180-day extension; the Project will include fifteen percent (15%) development of residential housing set aside for low-income households; and the Developer will submit a non-refundable \$100,000 deposit to cover the City's administrative costs in negotiating and preparing the DDA.

K. The Office of the City Attorney prepared this Resolution based on the information provided by City staff, including information provided by affected third parties and verified by City staff, with the understanding that this information is complete and accurate.

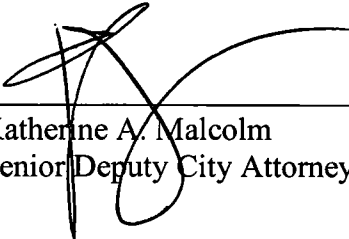
ACTION ITEMS

Be it resolved by the Council of the City of San Diego:

1. The Agreement, a copy of which is on file in the Office of the City Clerk as Document No. RR- 316799, is approved.
2. The Mayor, or designee, is authorized and directed to sign the Agreement, including all documents necessary and appropriate to carry out and implement the Agreement.
3. The Chief Financial Officer, as delegated, is authorized to accept the developer's deposit in the amount of \$100,000 into the Low Moderate Income Housing Asset Fund,

Fund No. 200708, and to appropriate, encumber, and expend such funds in accordance with the Agreement.

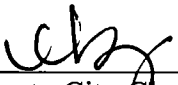
APPROVED: HEATHER FERBERT, City Attorney

By 
Katherine A. Malcolm
Senior Deputy City Attorney

KAM:cc
May 12, 2026
Or.Dept: Economic Dev't
Doc. No. 4427405

I certify that the Council of the City of San Diego adopted this Resolution at a meeting held on JUN 08 2026.

DIANA J.S. FUENTES
City Clerk

By 
Deputy City Clerk

Approved: 6/15/26
(date)


TODD GLORIA, Mayor

Vetoed: _____
(date)

TODD GLORIA, Mayor

Passed by the Council of The City of San Diego on June 8, 2026, by the following vote:

Councilmembers	Yeas	Nays	Not Present	Recused
Joe LaCava	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Jennifer Campbell	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Stephen Whitburn	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Henry L. Foster III	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Marni von Wilpert	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Kent Lee	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Raul A. Campillo	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Vivian Moreno	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sean Elo-Rivera	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

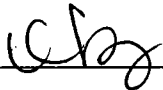
Date of final passage JUN 15 2026

(Please note: When a resolution is approved by the Mayor, the date of final passage is the date the approved resolution was returned to the Office of the City Clerk.)

AUTHENTICATED BY:

TODD GLORIA
Mayor of The City of San Diego, California.

DIANA J.S. FUENTES
City Clerk of The City of San Diego, California.

By , Deputy

(Seal)

Office of the City Clerk, San Diego, California

Resolution Number **R-316799**