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THE CITY OF SAN DIEGO

DATE ISSUED: July 3, 2007

REPORT NO.: RTC-07-21
RTC-07-097

ATTENTION: Honorable Chair and Members of the Redevelopment Agency
Council President and City Council
Docket of July 10, 2007

SUBJECT: Owner Participation Agreement and Associated Actions for El Pedregal
Family Apartments Project

REQUESTED ACTION:

- 1) That the Redevelopment Agency and City Council certify environmental review for the proposed actions; and
- 2) That the Agency approve the Basic Concept Drawings; and
- 3) That the City Council recommend Agency approval and the Agency approve authorizing execution of the Owner Participation Agreement with SYEP Associates for the El Pedregal Family Apartments Project; and
- 4) That the City Council and Agency approve Findings of Benefit for the use of Naval Training Center's 20% Low and Moderate Income Housing Set-Aside Funds outside the project area; and
- 5) That the Agency authorize the expenditure of \$3,606,000 from the Agency's 20% Low and Moderate Income Housing Set-Aside Funds as a residual receipts loan contribution to the project.

STAFF RECOMMENDATION TO THE REDEVELOPMENT AGENCY:

- 1) State for the record that the final Mitigated Negative Declaration (No. 106926) has been reviewed and considered prior to approving the project; and
- 2) Approve the Basic Concept Drawings; and
- 3) Authorize the Executive Director or designee to execute a Owner Participation Agreement with SYEP Associates for the El Pedregal Family Apartments Project; and
- 4) Approve Findings of Benefit for the use of Naval Training Center's 20% Low and Moderate Income Housing Set-Aside Funds outside the project area; and
- 5) Authorize the expenditure of funds for the El Pedregal Family Apartments Project in an amount not to exceed \$3,606,000 from the Agency's 20% Low and Moderate Income Housing Set-Aside Funds as a Redevelopment Agency residual receipts loan contribution to the project from the following direct sources: 1) \$3,206,000 from Naval Training Center Housing Line of Credit funds and 2) \$400,000 from San Ysidro Project Area.

Redevelopment Agency

1200 Third Avenue, Suite 1400, MS 56D • San Diego, CA 92101-4110

Tel (619) 236-6700 Fax (619) 533-3219

City Planning & Community Investment



001080

STAFF RECOMMENDATION TO THE CITY COUNCIL:

- 1) State for the record that the City has previously reviewed and considered information contained in the final Mitigated Negative Declaration (No. 106926) as it pertains to the project; and
- 2) Approve Findings of Benefit for the use of Naval Training Center's 20% Low and Moderate Income Housing Set-Aside Funds outside the project area; and
- 3) Recommend to the Redevelopment Agency to enter into a Owner Participation Agreement for the El Pedregal Family Apartments Project.

SUMMARY:

The San Ysidro Redevelopment Plan (the Plan) was adopted in April 1996. The Plan identifies various redevelopment priorities including the creation of affordable housing units. San Ysidro's Third Five-Year Implementation Plan, adopted on August 8, 2006, identifies one goal and objective as the following: "Promote and enhance varied housing opportunities by improving the housing stock and expanding affordable housing opportunities which address community needs."

Global Premier Development, dba SYEP Associates, a California Limited Partnership, (the Developer) has submitted for funding assistance for the El Pedregal Family Apartments Project, a proposed 45-unit affordable housing development consisting of new rental apartments for very low to low income (30% to 60% AMI) families (the Project). The requested actions will allow for the execution of a Owner Participation Agreement (OPA) with SYEP Associates (see Attachment 1 – Owner Participation Agreement) for the implementation of the Project. The OPA includes various conditions prior to Agency funding including, but not limited to, Developer's acquisition of other funding sources, acquisition of land, and compliance with the City's Equal Opportunity Contracting program.

The Project is proposed to be developed on two adjacent parcels equaling 2.24 acres (97,574 SF) located at 104 Averil Road (the Project Site), within the San Ysidro Redevelopment Project Area (see Attachment 2 – Site Map). The Project Site is bounded by San Ysidro Boulevard, Averil Road, and Sunset Lane. Surrounding development includes primarily multi-family housing, single family housing, and commercial uses. The Project Site is vacant with no demolition required. Furthermore, the Developer is under a purchase and sale agreement with the existing property owner to acquire the property. No additional property acquisition is necessary for the Project.

The Project design consists of two 2- and 3-story buildings with subterranean parking. The apartment buildings will include two-, three-, and four-bedroom units. The Gross Building Area (GBA) is approximately 70,110 sqft., with a total of 107 parking spaces, or approximately 2.0 spaces per unit. Amenities will include recreation/play facilities, computer room, multipurpose center, educational programs, and picnic area (see Attachment 3 – Site Plan and Attachment 4 – Basic Concept Drawings). Universal Design shall be implemented in the overall design of the Project.

Total project costs are \$20,027,000. The Developer seeks a public subsidy from the Redevelopment Agency of the City of San Diego (the Agency) for \$3,606,000. The Developer plans to submit an application to the State's Tax Credit Allocation Committee (TCAC) for 2nd Round (July) 2007 tax credits. The following subsections describe the Project in more detail.

Development Team

| Role | Firm/Contact | Ownership |
|---|--|---|
| Managing General Partner | Las Palmas Foundation Contact: Joseph Michaels | Non profit Board of Directors – 501(C) 3 Corporation |
| Administrative General Partner | Global Premier Development Contact: Wayne Deitz | Andrew Hanna (privately owned) |
| Limited Partner | United Community, Inc. Contact: Susan Han | Lance Kerness Susan Han |
| Limited Partner/ Tax Credit Equity Investor | Sun America AIG Contact: Neil Socquet | Public Corporation |
| Construction | Cornerstone Building Group Contact: Mike Najera | Managing Principals: Mike Najera/Rick Osgood |
| Architect | Maple Dell & McClelland Architect, LLP Contact: Rick Montoya | John M. Maple Richard E. Dell James P. McClelland |
| Property Mangement | Buckingham Property Management Contact: Paul Chubick | Managing Principal: Paul Chubick |

Residential Project Summary

| Project Summary | |
|-------------------------------------|---|
| Type of Housing | Multifamily Apartments - Rental |
| Land Area | 2.24 Acres (97,574 SF) |
| Gross Building Area (GBA) | 70,110 SF (excluding parking) |
| Total Number of Units | 45 (44 affordable, one 2BR Manager's Unit) |
| Project Density | 21 units/acre (with density bonus) |
| Density of Surrounding Development | 14 units/acre |
| Number of Affordable Units/Bedrooms | 20 3-bedroom 24 4-bedroom 44 Units / 156 Bedrooms |
| Income Restrictions | 5 @ 30% AMI 5 @ 40% AMI 22 @ 50% AMI 12 @ 60% AMI 44 @ 30% to 60% AMI |
| Site Control | Developer has Purchase Agreement with Owner |
| Site Clean-up / Remediation Issues | N/A – Phase I Analysis showed no issues. |
| Relocation Issues | N/A |
| Number of Demolished Dwelling Units | 1 |
| Affordability of Demolished Units | N/A |

Affordable Unit Summary for 44 Income-Restricted Units

| Number of Bedrooms | Residential Income Level | Number of Units | Monthly Rent Level |
|----------------------|--------------------------|-----------------|--------------------|
| 3 Bedrooms | 30% AMI | 2 | \$500 |
| 3 Bedrooms | 40% AMI | 2 | \$680 |
| 3 Bedrooms | 50% AMI | 10 | \$861 |
| 3 Bedrooms | 60% AMI | 6 | \$1,041 |
| Total/Average | 50% AMI | 20 | \$861 |
| 4 Bedrooms | 30% AMI | 3 | \$549 |
| 4 Bedrooms | 40% AMI | 3 | \$750 |
| 4 Bedrooms | 50% AMI | 12 | \$951 |
| 4 Bedrooms | 60% AMI | 6 | \$1,153 |
| Total/Average | 50% AMI | 24 | \$926 |

Entitlements

The Project is consistent with the San Ysidro Community Plan and applicable zoning. The Project underwent design/plan review under the City's Development Services Department. Following a *Process 3* review of the Project, a discretionary hearing for a Site Development Permit, including CEQA certification, was approved by a Hearing Officer on June 13, 2007.

Property Acquisition / Site Control

The Developer is under a Purchase and Sale Agreement with the current property owner. Full site control is secured and no other land acquisition is required. Furthermore, there are no relocation issues related to the Project.

Proposed Project Schedule

| Action | Timeline |
|---|-----------|
| Entitlements/CEQA | June 2007 |
| Agency OPA Approval | June 2007 |
| TCAC Application ¹ | July 2007 |
| Construction Start | Jan 2008 |
| Construction Completion | June 2009 |
| (1) If July 2007 TCAC application unsuccessful, two additional application rounds to be permitted under the OPA, and timeline would change accordingly. | |

FISCAL CONSIDERATIONS:

Total project costs are \$20,027,000 (see Attachment 5 – Project Budget). It is proposed that the Project be financed with a combination of affordable housing tax credits, private financing, and Agency financing.

The Project will seek 9% Affordable Housing Tax Credits from the California Tax Credit Allocation Committee (TCAC) during the next application cycle, with an application deadline of July 12, 2007. In order to meet the competitive eligibility requirements for TCAC financing, a project must demonstrate site control, or an approved OPA/DDA, evidence of full funding, and approval of entitlements. The Project meets TCAC's competitive eligibility requirements.

Private financing is proposed to be in the form of a construction loan and permanent loan. After the OPA hearing, other public financing shall be sought for the Project including Federal Home Loan Bank Affordable Housing Program (AHP) funds. In addition, the Developer has agreed to a Deferred Developer Fee of \$340,000, representing 24% of the total Developer Fee.

The proposed Agency financing for the Project is an amount not to exceed \$3,606,000 and would be in the form of a long-term (55-year) residual receipts loan to cover direct costs. This amount represents a maximum subsidy of \$80,000 per unit or \$23,000 per bedroom. If AHP funds are acquired by the Developer, or other cost savings are realized for the Project, the OPA is written to ensure the Agency's subsidy be reduced by those amounts received from other sources and/or cost savings. It is proposed that Agency funding be paid from the Agency's 20% Low and Moderate Income Housing Set-Aside Funds, specifically from the following direct sources: 1) \$3,206,000 from Naval Training Center Housing Line of Credit funds, scheduled to be secured in June 2007 and 2) \$400,000 from San Ysidro Project Area's existing fund. The draw-down of Agency funds will initiated after the Developer successfully secures Tax Credits and construction financing and is proposed as follows:

First Disbursement: \$2,635,000 disbursed at Close, following acquisition of Tax Credits and Construction Loan.
 Second Disbursement: \$485,500 at commencement of construction.
 Third Disbursement: \$291,300 at 50% completion of construction.
 Fourth Disbursement: \$97,100 at end of construction - Notice of Completion.
 Final Disbursement: \$97,100 Remaining funds (Retention) disbursed at least 35 days after Project Completion and Acceptance.

The Project's pro forma has been analyzed by Agency staff and Keyser Marston Associates. Estimated costs, financing assumptions, and deal terms have been negotiated and are proposed in the OPA in accordance with the Agency's Affordable Housing Collaborative Program financing guidelines.

Findings of Benefit

A proposed source for the Agency's funding contribution to the Project is Naval Training Center's 20% Low and Moderate Income Housing Set-Aside Funds. California Community Redevelopment Law (CCRL) requires that the governing body make findings of benefit for the

use of tax increment outside a project area. Please see Attachment 6- Findings of Benefit for the proposed findings.

ENVIRONMENTAL IMPACTS:

A City Hearing Officer has previously reviewed and certified the information contained in the final Mitigated Negative Declaration (No. 106926, dated June 13, 2007) as it pertains to the Project (see Attachment 7 – Mitigated Negative Declaration). There are no significant environmental impacts associated with the Project.

PREVIOUS AGENCY and/or COUNCIL ACTIONS:

On July 25, 2006, the Agency approved the pooling of the Agency’s 20% Low and Moderate Income Housing Set-Aside Funds for the purpose of funding projects such as the El Pedregal Project. On October 17, 2006, the Agency approved an Exclusive Negotiation Agreement for the Project.

OTHER RECOMMENDATIONS:

On May 24, 2007, the Agency’s Affordable Housing Collaborative Executive Loan Committee (ELC) voted 4-0 in favor of the Project’s concept and proposed financing structure.

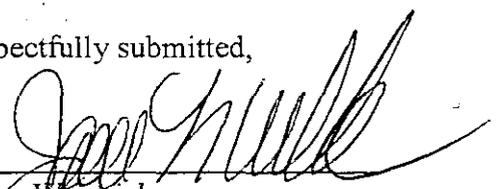
COMMUNITY PARTICIPATION & PUBLIC OUTREACH EFFORTS:

On October 17, 2006, January 16, 2007, and May 15, 2007, the Project was presented to the San Ysidro Planning and Development Group (SYPDG), at which times SYPDG voted in support of the Project’s concept and proposed OPA. There is no Project Area Committee (PAC) in San Ysidro.

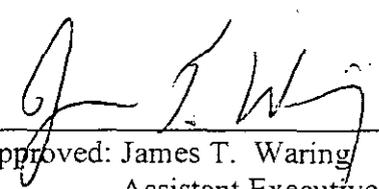
ALTERNATIVE:

Do not approve the proposed OPA and associated actions. This action would not enable the implementation of a valuable affordable housing project in the San Ysidro community.

Respectfully submitted,



Janice Weinrick
Deputy Executive Director
Redevelopment Agency/
Assistant Director
City Planning and Community Investment



Approved: James T. Waring
Assistant Executive Director
Redevelopment Agency/
Deputy Chief Operating Officer for
Land Use and Economic Development

- Attachments: 1. Owner Participation Agreement
2. Site Map
3. Site Plan
4. Basic Concept Drawings
5. Project Budget
6. Findings of Benefit
7. Mitigated Negative Declaration

SUBJECT: Owner Participation Agreement and Associated Actions for the Pedregal Family Apartments Project

001085!

GENERAL CONTRACT INFORMATION

Recommended Consultant: Las Palmas Foundation

Amount of this Action: \$3,606,000

Funding Source: Federal

SUBCONSULTANT PARTICIPATION

No subconsultant participation for this action.

EQUAL EMPLOYMENT OPPORTUNITY COMPLIANCE

Equal Opportunity: Required

Las Palmas Foundation submitted a Work Force Report for their San Diego employees dated March 12, 2007 with a total of 64 employees. The firm's Work Force Analysis reflects under representations in the following categories:

- Hispanic in Services
- Filipino in Management & Financial and Professional
- Female in Professional and A&E, Science, Computer

Staff has requested Consultant to submit an EEO Plan which describes equal employment policies and practices including reasonable goals and timetables that are expected to remedy the identified under representation.

ADDITIONAL COMMENTS

The *Work Force Analysis* is attached.

JLR

001087

File: Admin WOFO 2000

Date WOFO Submitted: 3/1/2007
 Input by: SH

Goals reflect statistical labor force availability for the following: 2000 CLFA
 San Diego, CA

City of San Diego/Equal Opportunity Contracting
WORK FORCE ANALYSIS REPORT
 FOR
 Company: Las Palmas Foundation

I. TOTAL WORK FORCE:

| | Black | | Hispanic | | Asian | | American Indian | | Filipino | | White | | Other | | | | | | | | |
|----------------------------------|------------|----------|----------|------------|----------|-----------|-----------------|----------|----------|------------|----------|----------|------------|----------|----------|----|-----------|-----------|---|----------|----------|
| | CLFA Goals | M | F | CLFA Goals | M | F | CLFA Goals | M | F | CLFA Goals | M | F | CLFA Goals | M | F | | | | | | |
| Mgmt & Financial Professional | 4.0% | 2 | 4 | 12.6% | 3 | 5 | 6.2% | 6 | 2 | 0.5% | 0 | 0 | 6.2% | 0 | 0 | 10 | 5 | 2 | 1 | | |
| A&E, Science, Computer Technical | 2.8% | 0 | 0 | 7.3% | 0 | 0 | 10.2% | 0 | 0 | 0.3% | 0 | 0 | 16.2% | 0 | 0 | 0 | 0 | 0 | 0 | | |
| Sales | 6.6% | 0 | 0 | 14.8% | 0 | 0 | 17.2% | 0 | 0 | 0.4% | 0 | 0 | 17.2% | 0 | 0 | 0 | 0 | 0 | 0 | | |
| Administrative Support Services | 3.9% | 0 | 0 | 19.5% | 0 | 0 | 6.8% | 0 | 0 | 0.6% | 0 | 0 | 8.8% | 0 | 0 | 0 | 0 | 0 | 0 | | |
| Crafts | 7.0% | 0 | 0 | 20.8% | 0 | 0 | 8.8% | 0 | 0 | 0.6% | 0 | 0 | 8.8% | 0 | 0 | 0 | 0 | 0 | 0 | | |
| Operative Workers | 6.5% | 0 | 0 | 36.8% | 0 | 0 | 9.7% | 0 | 0 | 0.6% | 0 | 0 | 9.7% | 0 | 0 | 0 | 0 | 0 | 0 | | |
| Transportation Laborers | 4.3% | 0 | 0 | 38.8% | 0 | 0 | 20.8% | 0 | 0 | 0.3% | 0 | 0 | 20.8% | 0 | 0 | 0 | 0 | 0 | 0 | | |
| | 8.1% | 0 | 0 | 32.1% | 0 | 0 | 4.5% | 0 | 0 | 0.5% | 0 | 0 | 4.5% | 0 | 0 | 0 | 0 | 0 | 0 | | |
| | 14.4% | 0 | 0 | 54.0% | 0 | 0 | 41.5% | 0 | 0 | 0.5% | 0 | 0 | 4.1% | 0 | 0 | 0 | 0 | 0 | 0 | | |
| TOTAL | | 4 | 8 | | 3 | 10 | | 6 | 3 | | 0 | 0 | | 1 | 0 | | 12 | 12 | | 4 | 1 |

HOW TO READ TOTAL WORK FORCE SECTION:

The information blocks in Section 1 (Total Work Force) identify the absolute number of the firm's employees. Each employee is listed in their respective ethnic/gender and employment category. The percentages listed under the heading of "CLFA Goals" are the County Labor Force Availability goals for each employment and ethnic/gender category.

| | Mgmt & Financial Professional | A&E, Science, Computer Technical | Sales | Administrative Support Services | Crafts | Operative Workers | Transportation Laborers |
|--------------|-------------------------------|----------------------------------|-------|---------------------------------|--------|-------------------|-------------------------|
| Female Goals | 16.8% | 22.3% | 49.4% | 73.2% | 82.3% | 86% | 15.2% |

HOW TO READ EMPLOYMENT ANALYSIS SECTION:

The percentages listed in the goals column are calculated by multiplying the CLFA goals by the number of employees in that job category. The number in that column represents the percentage of each protected group that should be employed by the firm to meet the CLFA goal. A negative number will be shown in the discrepancy column for each underrepresented goal of at least 1.00 position.

II. EMPLOYMENT ANALYSIS

| | Black | | | Hispanic | | | Asian | | | American Indian | | | Filipino | | | Female | | |
|----------------------------------|-------|--------|-------------|----------|--------|-------------|-------|--------|-------------|-----------------|--------|-------------|----------|--------|-------------|--------|--------|-------------|
| | Goals | Actual | Discrepancy | Goals | Actual | Discrepancy | Goals | Actual | Discrepancy | Goals | Actual | Discrepancy | Goals | Actual | Discrepancy | Goals | Actual | Discrepancy |
| Mgmt & Financial Professional | 0.66 | 6 | (2.34) | 2.38 | 8 | (2.62) | 1.24 | 8 | (5.76) | 0.08 | 0 | N/A | 1.24 | 0 | (1.24) | 7.96 | 16 | (8.04) |
| A&E, Science, Computer Technical | 0.00 | 0 | 0.00 | 0.00 | 0 | 0.00 | 0.00 | 0 | 0.00 | 0.00 | 0 | 0.00 | 0.00 | 0 | 0.00 | 0.00 | 0 | 0.00 |
| Sales | 0.00 | 0 | 0.00 | 0.00 | 0 | 0.00 | 0.00 | 0 | 0.00 | 0.00 | 0 | 0.00 | 0.00 | 0 | 0.00 | 0.00 | 0 | 0.00 |
| Administrative Support Services | 0.00 | 0 | 0.00 | 0.00 | 0 | 0.00 | 0.00 | 0 | 0.00 | 0.00 | 0 | 0.00 | 0.00 | 0 | 0.00 | 0.00 | 0 | 0.00 |
| Crafts | 0.22 | 3 | (2.78) | 1.48 | 0 | (1.48) | 0.39 | 0 | (0.61) | 0.02 | 0 | N/A | 0.39 | 0 | (0.39) | 2.49 | 0 | (2.49) |
| Operative Workers | 0.00 | 0 | 0.00 | 0.00 | 0 | 0.00 | 0.00 | 0 | 0.00 | 0.00 | 0 | 0.00 | 0.00 | 0 | 0.00 | 0.00 | 0 | 0.00 |
| Transportation Laborers | 0.00 | 0 | 0.00 | 0.00 | 0 | 0.00 | 0.00 | 0 | 0.00 | 0.00 | 0 | 0.00 | 0.00 | 0 | 0.00 | 0.00 | 0 | 0.00 |
| TOTAL | | | | | | | | | | | | | | | | | | |

Goals are set by job categories for each protected group. An underrepresentation is indicated by a negative number, but if the DISCREPANCY is less than -1.00 position, a N/A will be displayed to show there is no underrepresentation.



THE CITY OF SAN DIEGO
 EQUAL OPPORTUNITY CONTRACTING
 1010 SECOND AVENUE, SUITE 500
 SAN DIEGO, CA 92101
 PHONE (619) 533-4404 • FAX (619) 533-4474

001089

WORK FORCE REPORT

The objective of the Equal Employment Opportunity is to ensure that contractors doing business with the City, or receiving funds from the City, will not engage in unlawful discriminatory employment practices prohibited by State and Federal law. Such employment practices include, but are not limited to the following: employment, promotion or upgrading, demotion or transfer, recruitment or recruitment advertising, layoff or termination, rate of pay or other forms of compensation and selection for training, including apprenticeship.

**NO OTHER FORMS WILL BE ACCEPTED
 CONTRACTOR IDENTIFICATION**

Type of Contractor: Construction Vendor/Supplier Financial Institution Lessee/Leasee
 Consultant Grant Recipient Insurance Company Other - Developer

Name of Company: Las Palmas Foundation

ADA DBA: N/A

Address (Corporate Headquarters, where applicable): 531 Encinitas Blvd., Suite 200

City Encinitas County San Diego State CA Zip 92024

Telephone Number: (760) 944-9950 Fax Number: (760) 944-9908

Name of Company CEO: Joseph M. Michalek

Address(es), phone and fax number(s) of company facilities located in San Diego County (if different from above):

Address: N/A

City _____ County _____ State _____ Zip _____

Telephone Number: () _____ Fax Number: () _____

Type of Business: Real Estate Development Type of License: N/A

The Company has appointed: Joseph M. Michalek

As its Equal Employment Opportunity Officer (EEOO). The EEOO has been given authority to establish, disseminate and enforce equal employment and affirmative action policies of this company. The EEOO may be contacted at:

Address: Same As Above

Telephone Number: () _____ Fax Number: () _____

For Firm's San Diego Work Force and/or Managing Other Work Force

I, the undersigned representative of Las Palmas Foundation

(Firm Name) California

San Diego
(County)

California
(State)

hereby certify that information provided herein is true and correct. This document was executed on the day of _____ 20__.

[Signature]
(Authorized Signature)

Joseph M. Michalek
(Print Authorized Signature Name)

INSTRUCTIONS: For each occupational category, indicate number of males and females in every ethnic group. Total columns in row provided. Sum of all totals should be equal to your total work force. Include all those employed by your company on either a full or part-time basis. The following groups are to be included in ethnic categories listed in columns below:

- 001090
- (1) Black, African-American
 - (2) Hispanic, Latino, Mexican-American, Puerto Rican
 - (3) Asian, Pacific Islander
 - (4) American Indian, Eskimo
 - (5) Filipino
 - (6) White, Caucasian
 - (7) Other ethnicity: not falling into other groups

| OCCUPATIONAL CATEGORY | (1) Black | | (2) Hispanic | | (3) Asian | | (4) American Indian | | (5) Filipino | | (6) White | | (7) Other Ethnicities | |
|------------------------|-----------|-----|--------------|-----|-----------|-----|---------------------|-----|--------------|-----|-----------|-----|-----------------------|-----|
| | (M) | (F) | (M) | (F) | (M) | (F) | (M) | (F) | (M) | (F) | (M) | (F) | (M) | (F) |
| Management & Financial | | 3 | | 5 | | 1 | | | | | 2 | 7 | 2 | |
| Professional | 2 | 4 | 3 | 5 | 6 | 2 | | | | | 10 | 5 | 2 | 1 |
| A&E, Science, Computer | | | | | | | | | | | | | | |
| Technical | | | | | | | | | | | | | | |
| Sales | | | | | | | | | | | | | | |
| Administrative Support | | | | | | | | | | | | | | |
| Services | 2 | 1 | | | | | | | 1 | | | | | |
| rafts | | | | | | | | | | | | | | |
| Operative Workers | | | | | | | | | | | | | | |
| Transportation | | | | | | | | | | | | | | |
| Laborers* | | | | | | | | | | | | | | |

*Construction laborers and other field employees are not to be included on this page

| | | | | | | | | | | | | | | |
|--------------------|---|---|---|----|---|---|--|--|---|--|----|----|---|---|
| Totals Each Column | 4 | 8 | 3 | 10 | 6 | 3 | | | 1 | | 12 | 12 | 4 | 1 |
|--------------------|---|---|---|----|---|---|--|--|---|--|----|----|---|---|

Grand Total All Employees

64

Indicate by Gender and Ethnicity the Number of Above Employees Who Are Disabled

| | | | | | | | | | | | | | | |
|----------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| Disabled | | | | | | | | | | | | | | |
|----------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|

Non-Profit Organizations Only:

| | | | | | | | | | | | | | | |
|--------------------|--|--|--|--|---|--|--|--|--|---|---|--|--|--|
| Board of Directors | | | | | 1 | | | | | 3 | 2 | | | |
| Volunteers | | | | | | | | | | | | | | |
| Artists | | | | | | | | | | | | | | |



CITY OF SAN DIEGO WORK FORCE REPORT – ADMINISTRATIVE



City of San Diego

EQUAL OPPORTUNITY CONTRACTING (EOC)

1200 Third Avenue • Suite 200 • San Diego, CA 92101

Phone: (619) 533-4464 • Fax: (619) 533-4474

001091

WORK FORCE REPORT

ADMINISTRATIVE

The objective of the *Equal Employment Opportunity Outreach Program*, San Diego Municipal Code Sections 22.3501 through 22.3517, is to ensure that contractors doing business with the City, or receiving funds from the City, do not engage in unlawful discriminatory employment practices prohibited by State and Federal law. Such employment practices include, but are not limited to unlawful discrimination in the following: employment, promotion or upgrading, demotion or transfer, recruitment or recruitment advertising, layoff or termination, rate of pay or other forms of compensation, and selection for training, including apprenticeship. Contractors are required to provide a completed *Work Force Report (WFR)*.

CONTRACTOR IDENTIFICATION

Type of Contractor: Construction Vendor/Supplier Financial Institution Lessee/Lessor
 Consultant Grant Recipient Insurance Company Other

Name of Company: CORNERSTONE BUILDING GROUP

AKA/DBA: None

Address (Corporate Headquarters, where applicable): 3590 KETTNER BLVD

City SAN DIEGO County SAN DIEGO State CA Zip 92101

Telephone Number: (619) 296-5784 FAX Number: (619) 296-6508

Name of Company CEO: RICHARD OSGOOD

Address(es), phone and fax number(s) of company facilities located in San Diego County (if different from above): N/A

Address: _____

City _____ County _____ State _____ Zip _____

Telephone Number: () FAX Number: ()

Type of Business: GENERAL CONTRACTOR Type of License: A & B

The Company has appointed: SILVIA SANCHEZ

as its Equal Employment Opportunity Officer (EEOO). The EEOO has been given authority to establish, disseminate, and enforce equal employment and affirmative action policies of this company. The EEOO may be contacted at:

Address: 3590 Kettner Blvd

Telephone Number: (619) 296-5784 ext. 39 FAX Number: (619) 296-6508

- One San Diego County (or Most Local County) Work Force - Mandatory
- Branch Work Force *
- Managing Office Work Force

Check the box above that applies to this WFR.

**Submit a separate Work Force Report for all participating branches. Combine WFRs if more than one branch per county.*

I, the undersigned representative of CORNERSTONE BUILDING GROUP

(Firm Name)

SAN DIEGO

CALIFORNIA

hereby certify that information provided

(County)

(State)

herein is true and correct. This document was executed on this 7th day of March 20 07

Michael Najera

MICHAEL A. NAJERA

(Authorized Signature)

(Prim Authorized Signature)

001092

WORK FORCE REPORT - NAME OF FIRM: CORNERSTONE BUILDING GROUP

DATE: 6-24-2006

OFFICE(S) or BRANCH(ES): SAN DIEGO

COUNTY: SAN DIEGO

INSTRUCTIONS: For each occupational category, indicate number of males and females in every ethnic group. Total columns in row provided. Sum of all totals should be equal to your total work force. Include all those employed by your company on either a full or part-time basis. The following groups are to be included in ethnic categories listed in columns below:

- (1) Black, African-American
- (2) Hispanic, Latino, Mexican-American, Puerto Rican
- (3) Asian, Pacific Islander
- (4) American Indian, Eskimo
- (5) Filipino
- (6) White, Caucasian
- (7) Other ethnicity; not falling into other groups

| OCCUPATIONAL CATEGORY | (1) Black | | (2) Hispanic | | (3) Asian | | (4) American Indian | | (5) Filipino | | (6) White | | (7) Other Ethnicities | |
|------------------------|-----------|-----|--------------|-----|-----------|-----|---------------------|-----|--------------|-----|-----------|-----|-----------------------|-----|
| | (M) | (F) | (M) | (F) | (M) | (F) | (M) | (F) | (M) | (F) | (M) | (F) | (M) | (F) |
| Management & Financial | | | 2 | 1 | | | | | 1 | | 1 | | | |
| Professional | | | 1 | | | | | | 1 | | 1 | | | |
| A&E, Science, Computer | | | | | | | | | | | | | | |
| Technical | | | | | | | | | | | | | | |
| Sales | 1 | | | | | | | | | | | | | |
| Administrative Support | | | | 3 | | 1 | | | | | 1 | | | |
| Services | | | | | | | | | | | | | | |
| Crafts | | | | | | | | | | | | | | |
| Operative Workers | | | | | | | | | | | | | | |
| Transportation | | | | | | | | | | | | | | |
| Laborers* | | | | | | | | | | | | | | |

*Construction laborers and other field employees are not to be included on this page

| | | | | | | | | | | | | | | |
|--------------------|---|--|---|---|--|---|--|--|---|--|---|--|--|--|
| Totals Each Column | 1 | | 3 | 4 | | 1 | | | 2 | | 5 | | | |
|--------------------|---|--|---|---|--|---|--|--|---|--|---|--|--|--|

Grand Total All Employees

16

Non-Profit Organizations Only:

| | | | | | | | | | | | | | | |
|--------------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| Board of Directors | | | | | | | | | | | | | | |
| Volunteers | | | | | | | | | | | | | | |
| Artists | | | | | | | | | | | | | | |

**REQUEST FOR COUNCIL ACTION
CITY OF SAN DIEGO**

1. CERTIFICATE NUMBER
(for auditor's use only) **338**
7/10

TO:
CITY ATTORNEY
001093

2. FROM: (ORIGINATING DEPARTMENT)
**CITY PLANNING AND COMMUNITY INVESTMENT/
REDEVELOPMENT DIVISION**

3. DATE
July 4, 2007

4. SUBJECT: Owner Participation Agreement and Associated Actions for the El Pedregal Family Apartments Project
(Companion to Redevelopment Agency)

5. Primary Contact: (Name, Phone & Mail Sta.)
Robert Chavez, 236-6263, 56D

6. Secondary Contact (Name, Phone & Mail Sta.)
Sam Johnson, 236-6265, MS 56D

7. Check BOX if REPORT TO COUNCIL IS ATTACHED

| 8. COMPLETE FOR ACCOUNTING PURPOSES | | | | | 9. ADDITIONAL INFORMATION/ESTIMATED COST: | |
|-------------------------------------|--|--|--|--|---|--|
| FUND | | | | | Fiscal Impact: None | |
| DEPT. | | | | | | |
| ORGANIZATION | | | | | | |
| OBJECT ACCOUNT | | | | | | |
| JOB ORDER | | | | | | |
| C.I.P. NUMBER | | | | | | |
| AMOUNT | | | | | | |

| 10. ROUTING AND APPROVALS | | | | | | | |
|---------------------------|---|---------------------|-------------|-----------|---|---|-------------|
| ROUTE (#) | APPROVING AUTHORITY | APPROVING SIGNATURE | DATE SIGNED | ROUTE (#) | APPROVING AUTHORITY | APPROVING SIGNATURE | DATE SIGNED |
| 1 | Assistant Director, CP&CI, Redevelopment | Janice L. Weinrick | 6/19/07 | | | | |
| 2 | City Planning & Community Investment Director | William Anderson | 6/19/07 | 8 | Auditor | Rolando Charvel | 6/26/07 |
| 3 | Debt Management | Lakshmi Kommi | 6/24/07 | 9 | City Attorney | Kendall Berkey | 6/27/07 |
| 4 | Financial Management | Erina Kumits | 6/26/07 | 10 | Originating Department | Robert Chavez | 6/27/07 |
| 5 | EOC | Chia Griffin | 6/26/07 | | | | |
| 6 | EAS | Terry Bumgardner | 6/20/07 | 11 | Docket Coord. _____ Council Liaison _____ | | |
| 7 | Deputy Chief Operating Officer, Land Use & Economic Development | James T. Waring | 6/27/07 | | COUNCIL PRESIDENT | <input type="checkbox"/> Spob <input type="checkbox"/> CONSENT <input checked="" type="checkbox"/> ADOPTION | |
| | | | | | | <input type="checkbox"/> REFER TO _____ COUNCIL DATE: 7/10/07 | |

11. PREPARATION OF: RESOLUTION(S) ORDINANCE(S) AGREEMENT(S) DEED(S)

- State for the record that the City has previously reviewed and considered information contained in the final Mitigated Negative Declaration (No. 106926) as it pertains to the project.
- Approve Findings of Benefit for the use of Naval Training Center's 20% Low and Moderate Income Housing Set-Aside Funds outside the project area.
- Recommend to the Redevelopment Agency to enter into an Owner Participation Agreement for the El Pedregal Family Apartments Project.

DOCKET OF: July 10, 2007

11a. STAFF RECOMMENDATIONS:
Approve the resolution(s).

12. SPECIAL CONDITIONS (REFER TO A.R. 3.20 FOR INFORMATION ON COMPLETING THIS SECTION.)

COUNCIL DISTRICT(S): 8
Community Planning Area(s): San Ysidro
Environmental Impact: The City of San Diego as Lead Agency under CEQA has reviewed and considered MND No. 106926, dated May 29, 2007 covering this activity; adopted June 13, 2007, by Resolution No. _____
Housing Impact: The project will create 45 new rental housing units, 44 of which will have rents restricted for 55 years at levels affordable to low and very low income households.
Other Issues:
 City Clerk Instruction: Please send copies of the resolution(s) to Jeannette Santos, MS 54D and Robert Chavez, MS 54D

001095

EXECUTIVE SUMMARY SHEET

DATE REPORT ISSUED: July 3, 2007

REPORT NO.: RTC-07-21
RTC-07-097

ATTENTION: Honorable Chair and Members of the Redevelopment Agency
Council President and Members of the City Council
Docket of July 10, 2007

ORIGINATING DEPARTMENT: City Planning and Community Investment

SUBJECT: Owner Participation Agreement and Associated Actions for El Pedregal
Family Apartments Project

COUNCIL DISTRICT(S): 8

STAFF CONTACT: Robert Chavez, 619-236-6263

REQUESTED ACTION:

- 1) That the Redevelopment Agency and City Council certify environmental review for the proposed actions; and
- 2) That the Agency approve the Basic Concept Drawings; and
- 3) That the City Council recommend Agency approval and the Agency approve authorizing execution of the Owner Participation Agreement with SYEP Associates for the El Pedregal Family Apartments Project; and
- 4) That the City Council and Agency approve Findings of Benefit for the use of Naval Training Center's 20% housing set-aside funds outside the project area; and
- 5) That the Agency authorize the expenditure of funds for the El Pedregal Family Apartments Project in an amount not to exceed \$3,606,000 from the Agency's 20% Low and Moderate Income Housing Set-Aside Funds as a Redevelopment Agency residual receipts loan contribution to the project from the following direct sources: 1) \$3,206,000 from Naval Training Center Housing Line of Credit funds and 2) \$400,000 from San Ysidro Project Area.

STAFF RECOMMENDATION:

That the City Council and Redevelopment Agency approve the requested actions.

EXECUTIVE SUMMARY:

A Owner Participation Agreement is proposed to authorize and obligate the Redevelopment Agency to assist the El Pedregal Family Apartments Project by providing financial assistance with a residual receipts loan in an amount not to exceed \$3,606,000. The developer is Global Premier Development, dba SYEP Associates (the Developer). The Developer has proposed the development of a new 45-unit rental housing project located at 104 Averil Road, within the San Ysidro Redevelopment Project Area (the Project).

The Project is proposed to be developed on two adjacent parcels equaling 2.24 acres located at 104 Averil Road (the Project Site). Surrounding development includes primarily multi-family housing, single family housing, and commercial uses. The Project Site is vacant with no demolition required. Furthermore, the Developer is under a purchase and sale agreement with

001096

the existing property owner to acquire the property. No additional property acquisition is necessary for the Project.

The Project is proposed to include one two-bedroom unit, 20 three-bedroom units, and 24 four-bedroom units, all but one with restricted rents for 55 years to levels affordable to households earning up to 30%, 40%, 50% and 60% of Area Median Income. The Project's design consists of two 2- and 3-story buildings with subterranean parking. The Gross Building Area (GBA) is approximately 70,110 sqft., with a total of 107 parking spaces, or approximately 2.0 spaces per unit. Amenities will include rec/play facilities, computer room, multipurpose center, education programs, and picnic area. Regarding environmental impacts, a Mitigated Negative Declaration was certified by the City for the Project on June 13, 2007. The Project Site is fully entitled.

FISCAL CONSIDERATIONS:

The total project cost is \$20,027,000 and is proposed to be funded with Affordable Housing 9% tax credits, private financing, deferred developer fee, Federal Home Loan Bank Affordable Housing Program funds, and Agency 20% Low and Moderate Income Housing Set-Aside Funds. The Developer plans to apply to the State for tax credits on July 12, 2007. Any Project savings and/or additional revenues will be used to reduce the Agency financing contribution.

Keyser Marston Associates has been used to verify the validity of the project pro forma. This work supports the project cost estimates and verifies that the project financing terms are substantially consistent with the financing guidelines provided for the Agency's Affordable Housing Collaborative Program.

PREVIOUS COUNCIL and/or COMMITTEE ACTION:

On July 25, 2006, the Agency approved the pooling of the Agency's 20% Low and Moderate Income Housing Set-Aside Funds for new project developments. On October 17, 2006, the Agency approved an ENA for the Project.

OTHER RECOMMENDATIONS:

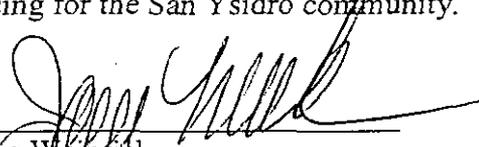
On May 24, 2007, the Agency's Affordable Housing Collaborative Executive Loan Committee (ELC) voted 4-0 in favor of the Project's concept and proposed financing structure.

COMMUNITY PARTICIPATION AND PUBLIC OUTREACH EFFORTS:

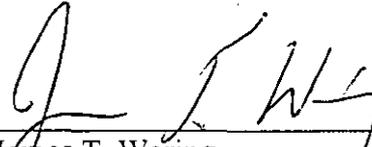
On October 17, 2006, January 16, 2007, and May 15, 2007, the Project was presented to the San Ysidro Planning and Development Group (SYPDG), at which times SYPDG voted in support of the Project's concept and proposed OPA.

KEY STAKEHOLDERS & PROJECTED IMPACTS (if applicable):

The Project is expected to provide significant community enhancement and valuable affordable housing for the San Ysidro community.



Janice Weinick
Deputy/Executive Director,
Redevelopment Agency/
Assistant Director
City Planning and Community Investment



James T. Waring
Assistant Executive Director,
Redevelopment Agency/
Deputy Chief Operating Officer for
Land Use and Economic Development

001097

RESOLUTION NUMBER R-_____

DATE OF FINAL PASSAGE _____

A RESOLUTION OF THE COUNCIL OF THE CITY OF SAN DIEGO APPROVING THE REDEVELOPMENT AGENCY ENTERING INTO AN OWNER PARTICIPATION AGREEMENT FOR THE EL PEDREGAL FAMILY APARTMENTS PROJECT IN THE SAN YSIDRO REDEVELOPMENT PROJECT AREA.

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 San Ysidro Redevelopment Project Area [Project Area]; and

WHEREAS, in order to carry out and implement the Redevelopment Plan for the Project Area, the Agency has negotiated and proposes to enter into an Owner Participation Agreement [Agreement] with SYEP Associates, a California limited partnership [Developer] pursuant to which the Agency will provide financial assistance to the Developer for the development of a low income residential project known as the El Pedregal Family Apartments Project [Project]; and

WHEREAS, Developer has submitted to the Agency and to the Council of the City of San Diego copies of the proposed Agreement in a form desired by Developer; and

WHEREAS, the Council of the City of San Diego has duly considered all terms and conditions set forth in the proposed Agreement and determines that the Project 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,

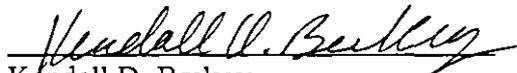
BE IT RESOLVED, by the Council of the City of San Diego, as follows:

1. That the Council has received and heard all oral and written objections to the proposed Owner Participation Agreement, and to other matters pertaining to the Project, and that all such oral and written objections are overruled.
2. That the Council finds and determines that all consideration to be paid pursuant to the Agreement is in amounts necessary to effectuate the purposes of the Redevelopment Plan for the Project Area.
3. That the Owner Participation Agreement which establishes the terms and conditions for the development and implementation of the Project is approved, contingent upon the Office of the Auditor & Comptroller first certifying the availability of funds.
4. That a copy of the Owner Participation Agreement, when executed by the Redevelopment Agency, shall be placed on file in the office of the City Clerk as Document No.

D-_____.

APPROVED: MICHAEL J. AGUIRRE, City Attorney

By


Kendall D. Berkey
Deputy City Attorney

KDB:nda
06/26/07
Or.Dept:Redev.Agency
R-2007-1304
MMS#3803
Comp. R-2007-1303
R-2007-1305
RA-2007-132
RA-2007-133
RA-2007-134
RA-2007-135
RA-2007-136

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

ELIZABETH S. MALAND
City Clerk

By _____
Deputy City Clerk

Approved: _____
(date)

JERRY SANDERS, Mayor

Vetoed: _____
(date)

JERRY SANDERS, Mayor

001101

(R-2007-1305)

(B)

RESOLUTION NUMBER R-_____

DATE OF FINAL PASSAGE _____

A RESOLUTION OF THE COUNCIL OF THE CITY OF SAN DIEGO MAKING CERTAIN FINDINGS RELATING TO THE USE OF HOUSING SET-ASIDE FUNDS OUTSIDE OF THE NAVAL TRAINING CENTER REDEVELOPMENT PROJECT AREA FOR THE DEVELOPMENT OF THE EL PEDREGAL FAMILY APARTMENTS PROJECT IN THE SAN YSIDRO REDEVELOPMENT PROJECT.

WHEREAS, in accordance with California Community Redevelopment Law, codified as California Health and Safety Code section 33000 et seq. [Law], the Redevelopment Agency of the City of San Diego [Agency] has set aside twenty percent (20%) of all tax increment funds [Set-Aside Funds] generated by Redevelopment Projects Areas for the purpose of increasing and improving the supply of low- and moderate-income housing available at an affordable housing cost; and

WHEREAS, the Law provides that Set-Aside Funds shall be used to provide housing for specific income groups, and that findings of benefit to the redevelopment project area from which the funds are derived [Findings of Benefit] must be made by the Agency and the City Council prior to the allocation of Set-Aside Funds outside of the redevelopment project area; and

WHEREAS, the Agency has also adopted Redevelopment Agency Policy 100-1 which allows for the use of Set-Aside Funds outside a redevelopment project area provided the findings of benefit are made as required by the Law; and

WHEREAS, the City Council approves an Owner Participation Agreement for the El Pedregal Family Apartments Project in the San Ysidro Redevelopment Project Area and in connection therewith the Agency will allocate \$3,606,000 of housing set-aside funds from the San Ysidro and Naval Training Center Project Areas for the Project; and

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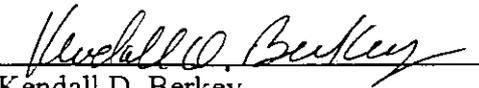
(R-2007-1305)

WHEREAS, the City Council finds that the expenditure of Naval Training Center Redevelopment Project Area low and moderate income housing set-side funds in the amount of \$3,206,000 (the remaining \$400,000 is allocated from San Ysidro Project Area set-aside funds) outside of the Naval Training Center Redevelopment Project Area will be of benefit to the Naval Training Center Redevelopment Project Area: NOW, THEREFORE,

BE IT RESOLVED, that the Council of the City of San Diego makes the Findings of Benefit to the Naval Training Center Redevelopment Project Area as more fully set forth in Attachment "A", attached hereto and incorporated herein by this reference.

BE IT FURTHER RESOLVED, that the 20% Set Aside Funds shall be utilized for the development and implementation of the proposed El Pedregal Family Apartments Project in the San Ysidro Redevelopment Project Area.

APPROVED: MICHAEL J. AGUIRRE, City Attorney

By 
Kendall D. Berkey
Deputy City Attorney

KDB:nda
06/26/07
Or.Dept:Redev.Agency
R-2007-1305
MMS#3803
Comp. R-2007-1303
R-2007-1304
RA-2007-132
RA-2007-133
RA-2007-134
RA-2007-135
RA-2007-136

001103

(R-2007-1305)

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

ELIZABETH S. MALAND
City Clerk

By _____
Deputy City Clerk

Approved: _____
(date)

JERRY SANDERS, Mayor

Vetoed: _____
(date)

JERRY SANDERS, Mayor

001105

Attachment A

001107

Findings of Benefit Summary – Naval Training Center Redevelopment Project Area

El Pedregal Family Apartments

It is proposed that funds from the Naval Training Center Low and Moderate Income Housing Fund (Housing Funds) be used outside of the Naval Training Center Redevelopment Project Area (Project Area) to assist in the development of a 45 unit affordable housing project called the El Pedregal Family Apartments Project (the Project). The Project site is located at 104 Averil Road, within the San Ysidro Redevelopment Project Area. The Project would provide two-, three, and four-bedroom units at rents affordable to families earning between 30% and 60% of the Area Median Income. The use of the Housing Fund for this Project will be of benefit to the Project Area, in that:

- The use of Housing Funds for the Project will enable the Redevelopment Agency to increase and improve the supply of very low and low income housing within the city of San Diego.
- Credit for the production of affordable units is given annually to agencies by the California Housing and Community Development Department, in accordance with State Law. If tax increment funds are used for the development of affordable units outside of the source project area, a maximum of one-half credit for every unit produced may be awarded to the source project area. Because of completed, current and planned redevelopment of the Project Area, there is no viable land area that is available for development of very low, low and moderate income housing at NTC. The benefit to the Project Area is the potential to have a maximum credit of 22 units for funding affordable housing outside of the Project Area.
- The use of the Housing Funds for the proposed Project will assist in the development of a total of 44 affordable units, with 44 of the units to be made affordable for tenants earning 30% of the Area Median Income, 5 of the units to be made affordable for tenants earning no more than 40% of the Area Median Income, 22 of the units to be made affordable for tenants earning no more than 50% of Area Median Income and 12 of the units to be made affordable for tenants earning no more than 60% of the Area Median Income.
- The Project will be developed within walking distance of public transportation which can benefit employees (ie service industry employees) that work in the Project Area.

(c)

001109

RESOLUTION NUMBER R-_____

DATE OF FINAL PASSAGE _____

A RESOLUTION OF THE COUNCIL OF THE CITY OF SAN DIEGO CERTIFYING ENVIRONMENTAL REVIEW FOR THE EL PEDREGAL FAMILY APARTMENTS PROJECT LOCATED IN THE SAN YSIDRO REDEVELOPMENT PROJECT AREA.

WHEREAS, the Council of the City of San Diego is considering a proposed Owner Participation Agreement [OPA] for the development of the El Pedregal Family Apartments Project [Project] located in the San Ysidro Redevelopment Project Area; and

WHEREAS, a Mitigated Negative Declaration Number [MND] No. 106926 has been prepared for the proposed Project; and

WHEREAS, a Mitigation, Monitoring and Reporting Program has been prepared for the proposed Project; NOW, THEREFORE,

BE IT RESOLVED, by the Council of the City of San Diego as follows:

1. That the City Council hereby certifies that the information contained in MND No. 106926 has been completed in compliance with the California Environmental Quality Act [CEQA] and the State CEQA Guidelines and that said report reflects the independent judgment of the City of San Diego as Lead Agency.

2. That the City Council hereby states for the record that the Mitigated Negative Declaration has been reviewed and considered prior to approving the Project and the Owner

001110

Participation Agreement.

3. That the Mitigation, Monitoring and Reporting Program is hereby adopted.

APPROVED: MICHAEL J. AGUIRRE, City Attorney

By Kendall D. Berkey
Kendall D. Berkey
Deputy City Attorney

KDB:nda
06/26/07
Or.Dept:Redev.Agency
R-2007-1303
MMS#3803
Comp. R-2007-1304
R-2007-1305
RA-2007-132
RA-2007-133
RA-2007-134
RA-2007-135
RA-2007-136

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

ELIZABETH S. MALAND
City Clerk

By _____
Deputy City Clerk

Approved: _____
(date)

JERRY SANDERS, Mayor

Vetoed: _____
(date)

JERRY SANDERS, Mayor

001111

PLEASE REFER TO THE
REDEVELOPMENT AGENCY BINDER
FOR THE BACK UP MATERIAL

OWNER PARTICIPATION AGREEMENT

(El Pedregal Family Apartments Project)

by and between

**REDEVELOPMENT AGENCY OF THE
CITY OF SAN DIEGO, Agency,**

and

**SYEP ASSOCIATES,
A California Limited Partnership, Owner.**