

RESOLUTION NO. YEAR-XXXX (Clerk Office will input #)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN MARCOS, ACTING IN ITS CAPACITY AS THE LEGISLATIVE BODY OF THE SUCCESSOR HOUSING AGENCY TO THE FORMER REDEVELOPMENT AGENCY, APPROVING ENTRY INTO AN EXCLUSIVE NEGOTIATING AGREEMENT FOR AFFORDABLE HOUSING DEVELOPMENT, AND DELEGATING TO AND AUTHORIZING THE CITY MANAGER TO NEGOTIATE, FINALIZE, AND EXECUTE ALL NECESSARY DOCUMENTS

WHEREAS, the City Council of the City of San Marcos (“City”) serves as the legislative body of the Successor Housing Agency to the former Redevelopment Agency (“SHA”) for purposes of handling the assets and obligation of the former San Marcos Redevelopment Agency (“RDA”) following its dissolution; and

WHEREAS, as the legislative body of the SHA, the City Council takes action post-redevelopment matters, and is responsible for decisions governing land previously owned by the RDA; and

WHEREAS, the SHA and the City both have a state mandate to construct affordable housing; and

WHEREAS; the City of San Marcos, acting in its capacity as the Successor Housing Agency to the former San Marcos Redevelopment Agency, owns APNs 219-270-67 (“Creekside” parcel) and 221-051-38 (“Truss” parcel) within the San Marcos Creek Specific Plan area;

WHEREAS; these parcels have been designated for affordable housing development since the dissolution of redevelopment, as documented in the Redevelopment Agency’s 2012 Housing Assets List; and

WHEREAS, on December 23, 2024, the City released a Notice of Funding Availability (NOFA/NOA) for the development of parcels 219-270-67 and 221-051-38 for affordable housing; and

WHEREAS, the Housing and Neighborhood Services Department received six responses from prospective developers; and

WHEREAS, staff and housing financial consultant Keyser Marston Associates reviewed said proposals based on project concept and approach, financial feasibility, developer experience, and past performance; and

WHEREAS, based on that evaluation and submitted documentation, Affirmed Housing Group offered the most competitive proposal; and

WHEREAS, on February 10, 2026, the Department of Housing and Community Development issued its finding of concurrence with the City Council's January 9, 2026 determination that the Creekside and Trust parcels qualify as "exempt surplus land" under Government Code section 54221, subdivision (f)(1)(A); and

WHEREAS, staff recommends entering into an Exclusive Negotiating Agreement to establish the framework for negotiating a future development agreement.

NOW, THEREFORE, BE IT RESOLVED, by the Successor Housing Agency to the former San Marcos Redevelopment Agency:

1. Approves entering into an Exclusive Negotiating Agreement with Affirmed Housing Group.
2. Authorizes the City Manager or designee to negotiate, finalize, and execute all necessary documents.

PASSED, APPROVED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF SAN MARCOS acting in its capacity as the legislative body of the Successor Housing Agency at a regular meeting held on the 28th day of April 2026, by the following roll call vote:

AYES: COUNCILMEMBERS:
NOES: COUNCILMEMBERS:
ABSENT: COUNCILMEMBERS:

Rebecca D. Jones, Mayor
City of San Marcos

ATTEST:

Phillip Scollick, City Clerk
City of San Marcos