

RESOLUTION NO. SHA 2017 - ____

A RESOLUTION OF THE CITY COUNCIL ACTING SOLELY IN ITS CAPACITY AS THE SUCCESSOR HOUSING AGENCY TO THE SAN MARCOS REDEVELOPMENT AGENCY AUTHORIZING FINANCIAL ASSISTANCE TO RICHMAR STATION SAN MARCOS, LP FOR ACQUISITION OF PROPERTY FOR THE FUTURE DEVELOPMENT OF AN AFFORDABLE HOUSING PROJECT IN THE RICHMAR NEIGHBORHOOD OF THE CITY OF SAN MARCOS

WHEREAS, on January 10, 2012 the City Council adopted Resolution No. 2012-7607 appointing itself as the Successor Housing Agency to the former San Marcos Redevelopment Agency (the "Successor Housing Agency") (SHA); and

WHEREAS, the City of San Marcos (the "City") and the SHA both have a state mandate to construct affordable housing; and

WHEREAS, the City as SHA in Resolution No. SHA 2014-008 entered into an Exclusive Negotiating Agreement and Predevelopment Loan of \$392,500 with Richmar Station San Marcos, LP (the "Developer") on September 9, 2014 for the purposes of facilitating the proposed development of a mixed-use affordable housing development (the "Project") in the City's Richmar neighborhood; and

WHEREAS, the City as SHA in Resolution No. SHA 2014-012 previously approved a Supplemental Housing Support Agreement with the Developer for this Project on December 9, 2014; and

WHEREAS, the City as SHA in Resolution No. SHA 2015-014 previously approved a Development and Loan Agreement and an initial property acquisition loan of \$2,227,870 with the Developer for this Project on August 11, 2015; and

WHEREAS, the City as SHA in Resolution No. SHA 2017-025 previously approved an additional property acquisition loan of \$721,500 with the Developer for this Project on July 11, 2017; and

WHEREAS, the Project will assist in meeting state housing mandates and is consistent with the City's adopted Region 2020 Smart Growth Strategy; and,

WHEREAS, the Project will assist in meeting the City Council's goal of neighborhood revitalization in the Richmar neighborhood by expanding the stock of decent, safe and affordable housing; and

WHEREAS, the SHA desires to provide financial assistance to the Developer by transferring the trapezoid-shaped property at the intersection of W. Mission Road and Firebird Lane (APN 220-083-06) and by extending a small soft costs loan; and,

WHEREAS, the decision of the SHA in this instance is not subject to subsequent approval by the Oversight Board nor the Department of Finance; and

NOW, THEREFORE BE IT RESOLVED by the Successor Housing Agency of the City of San Marcos:

1. The foregoing recitals are true and correct, and are incorporated herein by reference.
2. The use of the SHA's affordable housing financial resources to fund this affordable housing property acquisition and related predevelopment costs is considered to be allowable and appropriate.
3. The SHA hereby approves a total property acquisition loan package in order to enable the Developer to acquire the parcel APN 220-083-06 in an amount not to exceed \$590,000 in accordance with the terms of the DLA.
5. Authorizes the City Manager to finalize and conclude all required regulatory agreements and financing arrangements consistent with the parameters set forth herein.
7. Authorizes the City budget to be amended, as required.
8. This authorization is not subject to subsequent approval by the Oversight Board nor the Department of Finance.

PASSED, APPROVED AND ADOPTED by the City Council of the City of San Marcos acting solely in its capacity as the designated Successor Housing Agency to the former San Marcos Redevelopment Agency this 12th day of September, 2017, by the following roll call vote:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

James M. Desmond, Mayor
City of San Marcos

ATTEST:

Phillip Scollick, City Clerk
City of San Marcos