

RESOLUTION NO. SHA 2019 - ____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN MARCOS, CALIFORNIA, ACTING IN ITS CAPACITY AS THE SUCCESSOR HOUSING AGENCY, AUTHORIZING A PROJECT LOAN ROLL-OVER, REPLACEMENT HOUSING PLAN AND DEVELOPMENT AND LOAN AGREEMENT FOR VILLA SERENA II, AN AFFORDABLE HOUSING REDEVELOPMENT IN THE RICHMAR NEIGHBORHOOD

WHEREAS, the City Council of the City of San Marcos ("City") serves as the legislative body of the Successor Housing Agency to the former San Marcos Redevelopment Agency ("SHA") for purposes of handling the assets and obligations 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 on 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 facilitate the construction of affordable housing; and

WHEREAS, National CORE ("Developer"), has approached the SHA about the redevelopment of its ageing Villa Serena affordable housing project within the Richmar neighborhood ("Project"); and

WHEREAS, this 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 RDA previously authorized a project loan totaling \$5,884,000 to the Developer for the acquisition and rehabilitation of the original Villa Serena affordable housing project in 1997; and

WHEREAS, in September 2014 the SHA approved a predevelopment loan of \$777,953 and an Exclusive Negotiation Agreement for the new Project; and,

WHEREAS, the SHA desires to provide financial assistance to both phases of the Villa Serena II project by rolling-over an existing RDA loan as envisioned in the Development and Loan Agreement; 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 hereby incorporated into this Resolution by reference.
2. Approves a roll-over of the principle and accrued interest from the legacy Villa Serena loan to the new Project in accordance with the terms of the Development and Loan Agreement.
3. Approves the Replacement Housing Plan.
4. Authorizes the City Manager to finalize and conclude all required regulatory agreements and financing arrangements consistent with the parameters set forth herein.
5. The authorization granted herein is not subject to subsequent approval by the Oversight Board of the Successor Housing Agency or the California Department of Finance.

PASSED, APPROVED AND ADOPTED by the City Council in its capacity as the legislative body of the Successor Housing Agency this 9th day of July, 2019, by the following roll call vote:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

Rebecca D. Jones, Mayor
City of San Marcos

ATTEST:

Phillip Scollick, City Clerk