

RESOLUTION NO. SHA 2020 - ____

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 FOR PHASE 1 OF THE REDEVELOPED VILLA SERENA II AFFORDABLE HOUSING REDEVELOPMENT IN THE RICHMAR NEIGHBORHOOD, AND AUTHORIZING THE CITY MANAGER TO NEGOTIATE, FINALIZE, AND EXECUTE ALL REQUIRED REGULATORY AGREEMENTS AND FINANCING ARRANGEMENTS

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 construct 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, in July 2019 the SHA approved financial assistance to both phases of the Villa Serena II project by rolling-over an existing RDA loan and also approved the Replacement Housing Plan; and

WHEREAS, the SHA desires to provide additional financial assistance to Phase 1 of the Villa Serena II project by approving a project loan totaling \$5,250,000; 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 additional financing in the form of a project loan for Phase 1 in the amount of up to \$5,250,000 in accordance with the terms of the Development and Loan Agreement.

3. Authorizes the City Manager to negotiate, finalize and execute 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.

6. All requirements under the California Environmental Quality Act (CEQA) have been met with the previous adoption of environmental document ND 16-002.

PASSED, APPROVED AND ADOPTED by the City Council in its capacity as the legislative body of the Successor Housing Agency this 25th day of February, 2020, 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