

**COUNTY OF SAN DIEGO
ONE-FOR-ONE REPLACEMENT PLAN – ESTRELLA**

To comply with Section 104(d) of the Housing and Community Development Act of 1974 (42 U.S.C 5304(d)), as amended, County of San Diego Housing and Community Development Services (HCDS) has prepared the following One-for-One Replacement Plan. 24 CFR 42.375 requires that all occupied and vacant occupiable lower-income dwellings that are demolished in connection with an assisted HOME Investment Partnerships Program (HOME) activity must be replaced with comparable lower-income dwelling units.

HCDS certifies that the replacement units will be: 1) located in HCDS's HOME jurisdiction; 2) sufficient in number and size to house no fewer than the number of occupants who could have been housed in the units that are demolished; 3) provided in standard condition; 4) made available for occupancy within three years of commencement of the demolition activity; and 5) designed to remain lower-income dwelling units for at least 10 years from the date of initial occupancy. The number of occupants who could have been housed in units is consistent with the Housing Authority of the County of San Diego occupancy code.

Project name: Estrella

Description of the proposed activity: As part of the HOME-funded Estrella affordable housing project, existing lower-income housing units will be demolished and replaced by new-construction, lower-income housing units.

Schedule: Demolition of the existing units is scheduled to begin on April 11, 2023, and to be completed on May 31, 2023. Occupancy of the replacement units is scheduled to begin in February 2025.

Units to be Demolished

Address: 604 Richmar Ave., San Marcos, CA 92069

Mapped location: Please see Page 2 of this Plan.

Number of units, by bedroom size:

20 one-bedroom units

1 two-bedroom unit

9 three-bedroom units

30 total units, which include 49 total bedrooms

Replacement Units

Address: 590-602 Richmar Ave., San Marcos, CA 92069

Mapped location: Please see Page 2 of this Plan.

Number of units, by bedroom size:

46 one-bedroom units

24 two-bedroom units

24 three-bedroom units

94 total units, which include 166 total bedrooms

Source of funding: Low-Income Housing Tax Credits (LIHTC's), HOME funds

Basis for determining 10-year affordability of replacement units: The replacement units will be funded using LIHTC's and must remain affordable to lower-income households for a minimum of 55 years.

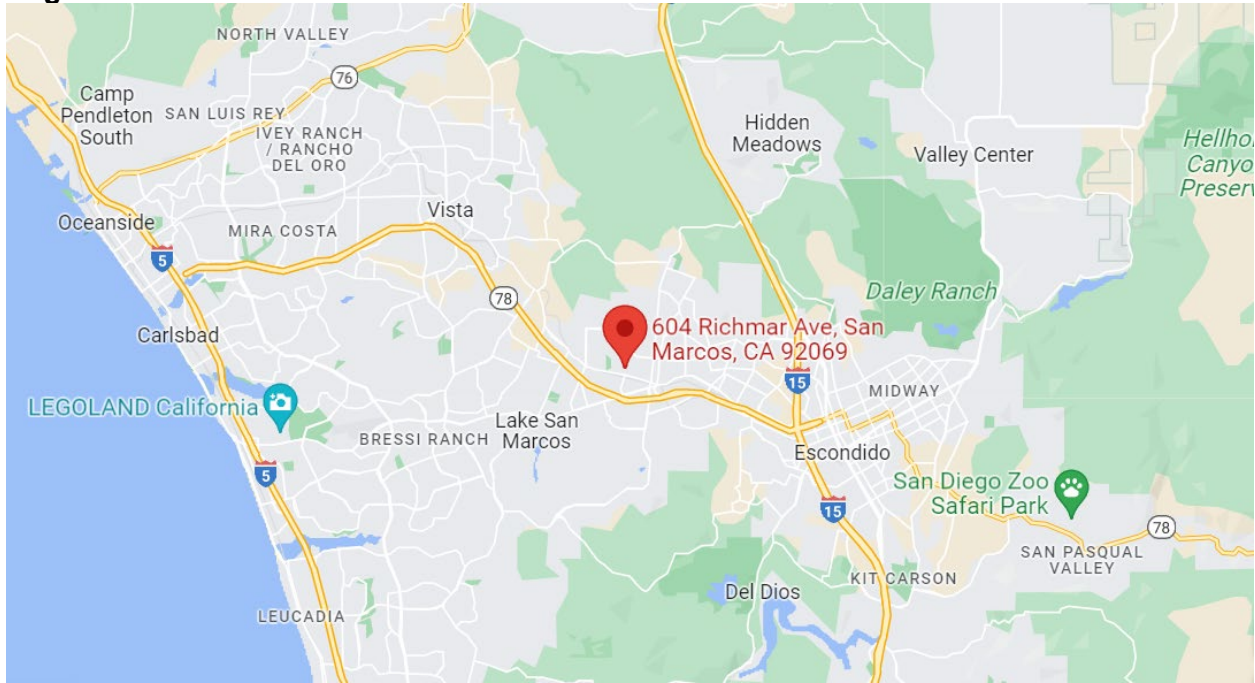
If you have any questions regarding this notice, please submit them by email to community.development@sdcounty.ca.gov.

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Mapped Location

Note: Replacement units will be located on the same property as the existing units (to be demolished).

Regional Site Location



Specific Site Location

