Memorandum of Understanding

Between

Lennar Homes of California, Inc.
Atlantic & Pacific Management

and

San Diego Organizing Project
Save PQ Village
San Diego Imperial Counties Labor Council

Lennar Homes of California, Inc. (Lennar) and Atlantic & Pacific Management, Corp. (AP) are proposing a new residential community located in Rancho Peñasquitos. Pacific Village will provide 600 new housing units, a combination of apartments and for-sale homes.

The San Diego Organizing Project (SDOP), Save PQ Village, the San Diego-Imperial Counties Labor Council, Lennar and AP have worked together to enhance relocation efforts and expand access to affordable and low-income housing. The parties accomplished these efforts by agreeing to the terms:

1. **Commitment to Affordable & Low-Income Housing** – The project will include 60 onsite affordable housing units, 12 offsite units located in the Del Sur community approximately five miles from the project site that will be processed through the City of San Diego upon approval of PQ Village, and AP will make available 43 additional units offsite for Section 8 voucher holders from PQ Village. The 12 offsite units will not be counted toward affordable housing in other Lennar projects.

2. **Section 8 Residents** – The remaining 29 Section 8 voucher holders that do not relocate to an AP property will be provided up to $1200 of deposit gap funding to assist in their move to a new home. All Section 8 voucher holders will be provided either $500 of compensation or elect to have 24/7 Moving Company handle their move to a new home.

3. **Longer-Term Residents (move in prior to 4/1/16)** – The remaining 60 PQ tenants that moved in prior to the original redevelopment notice on April 1, 2016, will be provided $4,000 of compensation. This amount includes $500 for moving expenses. Alternatively, these tenants can elect a $3,500 compensation package and elect to have 24/7 Moving Company handle their move to a new home.

4. **Shorter-Term Residents (move in post 4/1/16)** – The remaining 49 PQ tenants that moved in after the original redevelopment notice on April 1, 2016, will be provided either $500 of compensation or elect to have 24/7 Moving Company handle their move to a new home.

5. **Additional Criteria for Remaining Section 8 Voucher Holders** – Lennar and AP agree to the following terms related to relocation for section 8 voucher holders:
a. Lennar/AP will commence construction after Section 8 voucher holders have found replacement housing.

b. Tenants to be relocated within ¼ mile of a transit or bus stop, consistent with the definition Transit Oriented Development (TOD), unless the tenant waives this condition.

c. Tenants with children in the Poway Unified School District will be relocated within Poway Unified School District, unless the tenant waives this condition.

6. **Public Statements on the Project** – All representatives from SDOP, Save PQ Village and the San Diego-Imperial Counties Labor Council that speak publicly about this project, agree to the following terms:

   a. Representatives will take a position of neutrality on the project, agreeing not to oppose or support the project.

   b. All public testimony at the City Council from the above-mentioned groups will involve pulling a green support slip to speak and placing a “neutral” sticker on the top of the speaker slip.

   c. Rather than speaking about PQ Village at City Council, representatives will direct their comments to frustrations about the larger challenge of the availability of affordable housing in the City of San Diego, and how the City should be more focused on solutions in the future.

   d. All representatives will stop posting negative statements about the project on social media channels and will not make derogatory statements in the media leading up to or during the City Council hearing.

7. **Public Statements on the Project** – Representatives from Lennar and AP speaking at the City Council hearing will state that the City of San Diego needs to do more in the future to retain and build new affordable housing communities and to build more mixed-income housing projects to benefit low and moderate-income San Diegans by maximizing housing opportunities for all and creating a greater path to homeownership.

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Jose Rodriguez 2/28/18  
San Diego Organizing Project

Arthur Teodosio, Jr. 2/20/18  
Save PQ Village

Kim Arnold 2/28/18  
Atlantic & Pacific Management, Corp

David Stearn 2/28/18  
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Tom Lemmon  
San Diego Building & Construction Trades Council