



March 16, 2016

John La Raia
HG Fenton
7577 Mission Valley Rd, Ste 200
San Diego, CA 92108

Subject: **MOVE ALLIANCE CERTIFICATION**

Dear Mr. La Raia,

The MOVE Alliance is pleased to award our certification of the proposed Solana Highlands Revitalization project, a sustainable, infill, and transit-oriented project that will redevelop an existing apartment complex and provide affordable housing, while considering the distinctive coastal characteristics of Solana Beach.

Located in Solana Beach, the revitalized Solana Highlands will utilize smart growth attributes and sustainable design to increase market-rate and affordable housing opportunities in a manner that provides residents the ability to live, dine, relax, and play in a sustainable, walk-able, and bike-able area. Residents will have access to high quality transit with the Solana Beach Coaster Station only one mile away, two bus lines within one mile, and on-call Flex bus services throughout the Encinitas/Solana Beach zone. The close proximity to the beach, which is one mile away, will provide residents of Solana Highlands the ability to take advantage of the sustainable coastal location and minimize car trips for leisure activities.

Solana Highlands incorporates not only market rate housing, it will also include 15.5% of its units as affordable housing. The project will provide 32 affordable apartment units out of the total 260 new apartment units. The 32 low income units will fulfill nearly half of Solana Beach's Regional Housing Needs Assessment (RHNA) low income housing allocation of 65 units for the current 2010-2020 cycle. This investment in affordable homes helps achieve a need for affordable housing within the coastal area, west of I-5.

Our certification is based on the current vision for the project as presented to the MOVE Alliance. We understand that changes are to be expected throughout the entitlement process; however if there are significant modifications to the project which reduce its commitment to sustainable and compact transit-oriented development, we reserve the right to re-evaluate significant changes to the project to maintain our certification.

Congratulations on earning the MOVE Alliance certification for Solana Highland, a smart growth infill development which fosters sustainable modes of transportation.

Please be encouraged to use the MOVE Alliance certification and logo as you move through entitlement and marketing for your project.



Sincerely,

A handwritten signature in blue ink that reads "Jim Stone".

Jim Stone
Executive Director
Circulate San Diego

THE MOVE ALLIANCE

was formed in 2012 to provide certification for transit-oriented, smart growth projects in the San Diego region. MOVE Alliance members consist of local experts in smart growth planning and sustainable transit oriented development disciplines, including planners, developers, urban designers, and transportation engineers. By recognizing and supporting projects which meet the MOVE Alliance criteria, we can help to create complete communities, one project at a time.

<http://www.circulatesd.org/move>