

SAN DIEGO HOUSING COMMISSION

RESOLUTION NO. 1871

ADOPTED ON July 10, 2020

A RESOLUTION AUTHORIZING THE SAN DIEGO HOUSING COMMISSION TO PROVIDE GAP FUNDING FOR MIDDLE-INCOME HOUSING AT RENTS AFFORDABLE TO MIDDLE-INCOME HOUSEHOLDS, PURSUANT TO ASSEMBLY BILL 1637— CALIFORNIA HEALTH & SAFETY CODE SECTION 34340(a)(4), AND RELATED ACTIONS.

WHEREAS, California State Assembly Bill (AB) 1637, which was signed into law on October 14, 2017, amended California Health and Safety Code Section 34340 to allow a housing authority in the City of San Diego, the County of San Bernardino, or the County of Santa Clara to implement a pilot program to develop and finance a middle-income housing project, pursuant to the requirements set forth in Health and Safety Code Section 34340;

WHEREAS, Health and Safety Code Section 34340(a)(3) requires gap financing for a middle-income housing development to be approved by the housing authority's legislative body by a resolution after a public hearing, for which notice of the time and place of the hearing has been published in a newspaper of general circulation in the community at least once per week for at least two successive weeks, prior to the hearing;

WHEREAS, the San Diego Housing Commission (SDHC) caused a public notice to be published in the *San Diego Union-Tribune*, a newspaper of general circulation, on June 25, 2020, and July 2, 2020, for the public hearing to be held by the SDHC Board of Commissioners on July 10, 2020, at 9:01 a.m., regarding SDHC's potential acquisition of Hillcrest Inn, located at 3754 Fifth Avenue, San Diego, CA 92103, at which 36 units would remain affordable for 65 years for households with income at or below 80 percent of the San Diego Area Median Income (AMI), four units would remain affordable for 65 years for households with income at or below 120

percent of AMI, and five units would remain affordable for 65 years for households with income at or below 150 percent of AMI;

WHEREAS, the terms of SDHC's proposed acquisition of Hillcrest Inn and the affordability requirements that would be recorded on the property are more fully described in SDHC staff report HCR20-064, which was presented to the SDHC Board of Commissioners on July 10, 2020;

WHEREAS, the Housing Authority of the City of San Diego has authorized execution of resolutions electronically during the COVID-19 pandemic.

NOW, THEREFORE,

BE IT RESOLVED, by the SDHC Board of Commissioners, as follows:

1. The SDHC Board of Commissioners held a public hearing, pursuant to Health and Safety Code Section 34340(a)(3), on July 10, 2020, at 9:01 a.m., for which public notice was published in a newspaper of general circulation in the community on June 25, 2020, and July 2, 2020.
2. The SDHC Board of Commissioners opened and conducted the public hearing on July 10, 2020, in accordance with the provisions of AB 1637—Health and Safety Code Section 34340(a)(3).
3. After taking testimony, the SDHC Board of Commissioners concluded the hearing.
4. The SDHC Board discussed the matter and by the vote reflected in the attached certification of this resolution, took the following actions:

- a. Found that the gap financing for the proposed acquisition and rehabilitation of Hillcrest Inn, located at 3754 Fifth Avenue, San Diego, CA 92103, will provide housing for low- and middle-income persons and is consistent with AB 1637—Health and Safety Code Section 34340, as required by Health and Safety Code Section 34340(a)(4).
- b. Recommended that the Housing Authority of the City of San Diego hold a noticed public hearing, as required by the provisions of AB 1637—Health & Safety Code Section 34340(a)(3), accept public testimony during the hearing, and conclude the public hearing.
- c. Recommended that the Housing Authority of the City of San Diego adopt a resolution finding that the gap financing for the proposed acquisition and rehabilitation of Hillcrest Inn, located at 3754 Fifth Avenue, San Diego, CA 92103, will provide housing for low- and middle-income persons and is consistent with AB 1637—Health and Safety Code Section 34340, as required by Health and Safety Code Section 34340(a)(4).

Approved as to Form:

Christensen & Spath

By: /s/ Charles B. Christensen

Charles B. Christensen, General Counsel
San Diego Housing Commission

Passed and adopted by the San Diego Housing Commission on July 10, 2020, and finalized on July 17, 2020, pursuant to the provisions of San Diego Municipal Code Section 98.0301(e)(1), by the following vote:

	Yeas	Nays	Excused	Not Present
Stefanie Benvenuto	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Ryan Clumpner	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dion Akers	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Margaret Davis	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Johanna Hester	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Kellee Hubbard	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Eugene "Mitch" Mitchell	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

AUTHENTICATED BY:

Ryan Clumpner

Vice-Chair of the San Diego Housing Commission

Richard C. Gentry

President & Chief Executive Officer of the
San Diego Housing Commission

I HEREBY CERTIFY that the above and foregoing is a full, true and correct copy of
RESOLUTION NO. 1871 passed and adopted by the San Diego Housing Commission on
July 10, 2020, and finalized on July 17, 2020.

By:



Scott Marshall
Secretary of the San Diego Housing Commission