

HOUSING AUTHORITY OF
THE CITY OF SAN DIEGO

RESOLUTION NUMBER HA- 1955

DATE OF FINAL PASSAGE July 12, 2022

A RESOLUTION OF THE HOUSING AUTHORITY OF THE
CITY OF SAN DIEGO AUTHORIZING THE SAN DIEGO
HOUSING COMMISSION TO EXECUTE A LENDER
PARTICIPATION AGREEMENT WITH THE CALIFORNIA
HOUSING FINANCE AGENCY FOR ITS ADU GRANT
PROGRAM AND RELATED ACTIONS.

WHEREAS, in each of the City of San Diego's Affordable Housing Fund Annual Plans for Fiscal Years 2020, 2021 and 2022, the Housing Commission Board of Commissioners (Board) and the San Diego City Council have approved the inclusion of a pilot program to provide financing to help low-income homeowners in the City of San Diego build accessory dwelling units (ADU), also known as companion units, granny flats, or casitas, on their property; and

WHEREAS, in April 2022, the San Diego Housing Commission (Housing Commission) launched the ADU Finance Pilot Program, which provides eligible homeowners with construction loans of up to \$200,000 per household; and

WHEREAS, the ADU Finance Pilot Program will provide technical assistance through a consultant, at no cost to the homeowner, to help with pre-development design, permits, and construction; and

WHEREAS, California Housing Finance Agency (CalHFA) is a State housing finance agency that will provide grants up to \$40,000 per homeowner to reimburse pre-development and

non-reoccurring closing costs associated with the construction of an ADU through CalHFA's ADU Grant Program; and

WHEREAS, on April 18, 2022, CalHFA informed Housing Commission staff that the Housing Commission qualifies as a lender authorized to provide ADU Grant Program funds to eligible homeowners; and

WHEREAS, the Housing Commission desires to enter into a Lender Participation Agreement with CalHFA to participate in its ADU Grant Program to utilize these grant funds in conjunction with the Housing Commission's ADU Finance Pilot Program to provide funding resources for pre-development ADU-related costs incurred by eligible homeowners; and

WHEREAS, on June 10, 2022, the Board considered this item and voted three in favor and one voting no on the staff's recommended actions, but four votes in favor are required for approval. The Board's Chair and Vice Chair requested that the Housing Commission's interim President and Chief Executive Officer forward this item to the Housing Authority for consideration pursuant to San Diego Municipal Code section 98.0301(e)(2)(B); and

WHEREAS, Housing Commission staff determined these activities (Project) are categorically exempt from the California Environmental Quality Act (CEQA) (Public Resources Code section 21000 et seq.), pursuant to CEQA Guidelines sections 15301 (Existing Facilities) and 15303 (New Construction or Conversion of Small Structures), and that no exception to the exemption, as set forth in CEQA Guidelines section 15300.2, applies to the Project. ADUs approved ministerially are statutorily exempt from CEQA pursuant to CEQA Guidelines section 15268. Processing under the National Environmental Policy Act (NEPA) is not required as no federal funds are involved in this action; NOW, THEREFORE,

BE IT RESOLVED, by the Housing Authority of the City of San Diego, as follows:

1. The Housing Commission is authorized to execute a Lender Participation Agreement with the California Housing Finance Agency to participate in its ADU Grant Program and utilize these grant funds in conjunction with the Housing Commission's ADU Finance Pilot Program.
2. The Housing Commission President and Chief Executive Officer, or designee, is authorized to execute all necessary documents and instruments that are necessary and appropriate to implement this Resolution, in a form approved by Housing Commission General Counsel, and to take such actions necessary and appropriate to implement these approvals without further action of the Housing Commission Board or the Housing Authority.
3. The Housing Commission staff will notify the Housing Authority and the San Diego City Attorney's Office about any subsequent amendments or modifications to the Lender Participation Agreement, the ADU Grant Program, and other required documents, including amendments to any documents.

APPROVED: MARA W. ELLIOTT, General Counsel

By /s/ Hilda R. Mendoza
Hilda R. Mendoza
Deputy General Counsel

HRM:nja
06/22/2022
Or. Dept: SDHC
Doc. No. 3012193

Passed and adopted by the Housing Authority of the City of San Diego on July 12, 2022, by the following vote:

	Yeas	Nays	Excused	Not Present
Joe LaCava	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Jennifer Campbell	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Stephen Whitburn	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Monica Montgomery Steppe	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Marni von Wilpert	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Chris Cate	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Raul Campillo	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Vivian Moreno	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sean Elo-Rivera	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

AUTHENTICATED BY:

Jeff Davis

Interim Executive Director of the Housing Authority
of the City of San Diego, California

I HEREBY CERTIFY that the above and foregoing is a full, true and correct copy of
RESOLUTION NO. **1955** passed and adopted by the Housing Authority of the City of San Diego,
California on July 12, 2022.

By:


Scott Marshall

Deputy Secretary of the Housing Authority
of the City of San Diego, California