

HOUSING AUTHORITY OF  
THE CITY OF SAN DIEGO

RESOLUTION NUMBER HA- 1958

DATE OF FINAL PASSAGE July 25, 2022

A RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF SAN DIEGO AUTHORIZING THE HOUSING AUTHORITY EXECUTIVE DIRECTOR TO TERMINATE THE LEASE WITH JSP RANCHO DEL RIO, L.P. FOR APPROXIMATELY 23 ACRES OF REAL PROPERTY OWNED BY THE CITY OF SAN DIEGO AND LOCATED AT 3890 SIPES LANE, SAN YSIDRO, CALIFORNIA 92173 (ASSESSOR'S PARCEL NUMBER 666-140-09) TO FACILITATE THE CITY'S SALE OF THE PROPERTY.

WHEREAS, on July 17, 1984, the City of San Diego (City) and the Housing Authority of the City of San Diego (Housing Authority) entered into a Master Ground Lease for approximately 23 acres of real property owned by the City and located at 3890 Sipes Lane, San Ysidro, California, 92173, Assessor's Parcel Number 666-140-09 (Property); and

WHEREAS, on August 3, 1984, the Housing Authority entered into a 55-year ground lease of the Property with Rancho Del Rio for development and operation of a mobile home park (Lease); and

WHEREAS, Rancho del Rio assigned its rights, title, and interest in the Lease to JSP Rancho Del Rio, L.P. (JSP) on or about October 31, 2007; and

WHEREAS, the Lease delegated certain powers to the San Diego Housing Commission (Housing Commission) necessary to implement and administer the Lease; and

WHEREAS, the Housing Commission and JSP have been engaged in litigation over a rent dispute since 2017 and reached a contingent settlement that was approved by the Housing Commission Board of Commissioners on May 5, 2022, and which contemplated the possible sale of the Property from the City of San Diego to JSP; and

WHEREAS, the Housing Commission and the City's Department of Real Estate and Airport Management have been working on the potential sale of the Property and are presenting a sale proposal to the Council of the City of San Diego as a companion to this Housing Authority action; and

WHEREAS, the Housing Authority now desires to authorize the Housing Authority Executive Director to terminate the Lease to facilitate the City's proposed sale of the Property to JSP; NOW, THEREFORE,

BE IT RESOLVED, by the Housing Authority of the City of San Diego, that the Housing Authority Executive Director, or designee, is authorized to terminate the Lease to facilitate the City of San Diego's sale of the Property to JSP Rancho Del Rio, L.P.

BE IT FURTHER RESOLVED, that Housing Authority Executive Director, or designee, is authorized to execute all documents and instruments that are necessary or appropriate to implement these approvals, in a form and format approved by the Housing Commission General Counsel, and to take such actions necessary or appropriate to implement these approvals.

BE IT FURTHER RESOLVED, that San Diego Housing Commission staff will notify the Housing Authority and the San Diego City Attorney's Office about any subsequent amendments or modifications to the transaction, and other required documents, including amendments to any documents.

APPROVED: MARA W. ELLIOTT, General Counsel

By /s/ Heather M. Ferbert  
Heather M. Ferbert  
Chief Deputy General Counsel

HMF:sc  
07/21/2022  
Or.Dept: Housing Commission  
Doc. No. 3037677

Passed and adopted by the Housing Authority of the City of San Diego on July 25, 2022, by the following vote:

	Yeas	Nays	Excused	Not Present
Joe LaCava	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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. 1958 passed and adopted by the Housing Authority of the City of San Diego,  
California on July 25, 2022.

By:



**Scott Marshall**

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