

HOUSING AUTHORITY OF  
THE CITY OF SAN DIEGO

RESOLUTION NUMBER HA- 2027

DATE OF FINAL PASSAGE December 17, 2024

A RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF SAN DIEGO AUTHORIZING A PURCHASE AND SALE AGREEMENT FOR PROPERTY LOCATED AT THE SOUTHEAST CORNER OF NIMITZ BOULEVARD AND FAMOSA BOULEVARD, IN THE PENINSULA COMMUNITY PLANNING AREA, FOR AFFORDABLE RENTAL HOUSING UNITS.

RECITALS

The Housing Authority of the City of San Diego (Housing Authority) adopts this Resolution based on the following:

- A. The Housing Authority owns the approximately 5.61 acres of real property located on the southeast corner of Famosa Boulevard and Nimitz Boulevard in the Peninsula Community Planning Area (Property).
- B. The City of San Diego (City) acquired the Property in June 1874. On July 6, 1981, through San Diego Resolution R-254594 (Jul. 6, 1981), the City sold the Property to the Housing Authority for the construction and operation of low-income rental housing units.
- C. In December 2017, the San Diego Housing Commission (Housing Commission) retained a consultant to study the Property's development potential. Although that study identified various land use constraints, the consultant concluded the Property could accommodate multifamily housing construction. In May 2019, the same consultant conducted a second and more thorough study of the Property, including reports from various due diligence engineering disciplines. The second analysis confirmed the Property, subject to additional

analysis, could reasonably be considered for the development of approximately 78 rental housing units.

D. On August 29, 2019, the Housing Commission issued a Request for Proposals for the potential development of high-quality, affordable rental housing on the Property. The Housing Commission received two responses. One response was from Bridge Housing Corporation, a California nonprofit public benefit corporation (Bridge Housing). On November 13, 2020, the Board of Commissioners of the Housing Commission (Board) authorized the execution of an Exclusive Negotiating Agreement (ENA) with Bridge Housing. By Housing Authority Resolution HA-1918 approved on July 13, 2021, the Housing Authority authorized the execution of an ENA with Bridge Housing.

E. Bridge Housing's proposed development consists of 72 affordable rental housing units for families earning 30 percent to 80 percent of San Diego's Area Median Income (AMI) and one unrestricted manager's unit. The development will also include common areas, such as management and community spaces, and 101 parking stalls contained in either tuck-under garage/covered spaces or open parking spaces.

F. Housing Commission staff and Bridge Housing agreed on the terms of a proposed purchase and sale agreement (PSA) and conveyance of the Property to Bridge Housing for the proposed development of affordable rental housing (Project). Closing on the sale of the Property shall occur simultaneously with construction financing closing and shall be contingent upon the Project receiving all necessary discretionary approvals, including compliance with the California Environmental Quality Act (CEQA).

G. In no event shall the Housing Authority or Housing Commission take any action that would foreclose any feasible mitigation measures and alternatives with respect to any use of the Property, including the “no project” alternative.

H. Bridge Housing will pay \$1,340,000 to acquire the Property, which is consistent with the value of the Property as of April 2, 2024, in an appraisal conducted by Novogradac, dated May 3, 2024.

I. City staff determined the approval of the proposed PSA between the Housing Authority and Bridge Housing does not constitute approval of the Project under CEQA Guidelines Section 15352(a). Approval of the Project will occur at the appropriate future time once full design details are known and permitting and environmental review has been completed by the City’s Development Services Department in accordance with CEQA Guidelines Section 15004(b)(4) and the provisions of the City’s Land Development Code. Processing under the National Environmental Policy Act is not required as no federal funds are involved in this action.

J. On November 22, 2024, the Board voted unanimously to recommend that the Housing Authority authorize the PSA and other staff-recommended actions.

K. The Office of the City Attorney prepared this Resolution based on the information provided by Housing Commission staff, and verified by the Housing Commission’s General Counsel, with the understanding that this information is sufficient to allow for a proper and complete analysis of this matter.

#### ACTION ITEMS

Be it resolved by the Housing Authority of the City of San Diego:

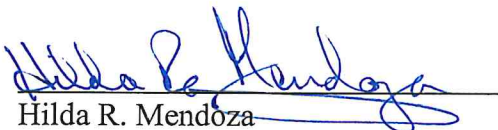
1. The Housing Commission's President and Chief Executive Officer (President and CEO), or designee, is authorized to execute a Purchase and Sale Agreement (PSA) with Bridge Housing Corporation, with a purchase price of \$1,340,000 for the property located at the southeast corner of Nimitz Boulevard and Famosa Boulevard, as more specifically described in the PSA, contingent upon satisfactory design of a project that shall consist of affordable rental housing units and an unrestricted manager's unit and upon the project receiving all necessary discretionary approvals, entitlements, and environmental review, including compliance with the California Environmental Quality Act, from the City of San Diego.

2. The Housing Commission's President and CEO, or designee, is authorized to execute all documents and instruments that are necessary and appropriate to implement these approvals, in a form approved by and upon advice of the General Counsel, and take such actions as are necessary and appropriate to implement these approvals.

3. Housing Commission staff will notify the Housing Authority and the City Attorney's Office about any subsequent amendments or modifications to the documents or instruments, and other required documents and instruments, including amendments to any documents or instruments.

APPROVED: HEATHER FERBERT, General Counsel

By

  
Hilda R. Mendoza  
Senior Deputy General Counsel

HRM:nja  
11/19/2024  
Or. Dept: SDHC  
Doc. No. 3881664

Passed and adopted by the Housing Authority of the City of San Diego on December 17, 2024,  
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"/>
Henry L. Foster III	<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"/>
Kent Lee	<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:**

[seal]

**Lisa Jones**

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. 2027 passed and adopted by the Housing Authority of the City of San  
Diego, California on December 17, 2024.

By:



**Scott Marshall**

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