

HOUSING AUTHORITY OF
THE CITY OF SAN DIEGO

RESOLUTION NUMBER HA- 2029

DATE OF FINAL PASSAGE February 11, 2025

A RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF SAN DIEGO AUTHORIZING THE PRESIDENT AND CHIEF EXECUTIVE OFFICER OF THE SAN DIEGO HOUSING COMMISSION, OR DESIGNEE, TO SUBMIT AN APPLICATION TO THE STATE OF CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT FOR \$5 MILLION IN FUNDING UNDER THE CALHOME PROGRAM FROM THE 2024 HOMEOWNERSHIP SUPER NOTICE OF FUNDING AVAILABILITY; TO EXECUTE A STANDARD AGREEMENT, IF SELECTED, FOR SUCH FUNDING AND ANY AMENDMENTS OR MODIFICATIONS THERETO; AND RELATED ACTIONS.

RECITALS

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

A. The State of California Department of Housing and Community Development (HCD) issued the 2024 Homeownership Super Notice of Funding Availability (NOFA) on December 12, 2024, for the CalHome program, established by Chapter 84, Statutes of 2000 (SB 1656 Alarcon), and codified in Chapter 6 (commencing with Section 50650) of Part 2 of Division 31 of the Health and Safety Code (Statute). Pursuant to the Statute, HCD is authorized to approve funding allocations using monies made available by the State Legislature to the CalHome Program, subject to the terms and conditions of the Statute and the CalHome Program Regulations adopted by HCD in April 2004.

B. The San Diego Housing Commission (Housing Commission) wishes to apply for an allocation of CalHome funds in the amount of \$5 million before the NOFA deadline to

provide \$3.5 million for its First-Time Homebuyer Program and \$1.5 million for its Accessory Dwelling Unit (ADU) Finance Program.

C. The First-Time Homebuyer Program provides eligible households earning up to 80 percent of area median income a deferred payment loan at 3 percent simple interest of up to 25 percent of their purchase price, not to exceed \$125,000, for the purchase of a home located in the City of San Diego.

D. The ADU Finance Program provides a construction-to-permanent loan up to \$250,000 for households earning up to 150 percent of area median income to assist with the construction of an ADU. However, if CalHome funds are awarded, those monies will be awarded to households earning up to 80 percent of area median income as required by the CalHome program. The ADU is deed-restricted for seven years, during which the unit can be rented to households earning up to 80 percent of area median income.

E. City staff determined this activity is not a project as defined by the California Environmental Quality Act (CEQA) section 21065 and CEQA Guidelines section 15378(b)(5) and processing under the National Environmental Policy Act (NEPA) is not required as no federal funds are involved in this action.

F. 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 President and Chief Executive Officer of the Housing Commission (President and CEO), or designees, is authorized to submit to HCD an application to participate in the CalHome Program in response to the NOFA issued on December 12, 2024, which will request a total funding allocation of \$5 million. The request will be for a funding allocation of \$3.5 million for its First-Time Homebuyer Program and \$1.5 million for the ADU Finance Program.

2. The Housing Commission agrees to use the CalHome funds for eligible activities in the manner presented in the application as approved by HCD and in accordance with program regulations cited above. The application in full is incorporated as part of the Standard Agreement. Any and all activities funded, information provided, and timelines represented in the application are enforceable through the Standard Agreement. The Housing Commission acknowledges and agrees that it may be required to execute any and all other instruments necessary or required by HCD for participation in the CalHome Program.


3. Lisa Jones, the President and CEO of the San Diego Housing Commission, or her designees, is authorized to take such actions and to execute in the name of the San Diego Housing Commission, the application, the Standard Agreement, and any subsequent amendments or modifications thereto, as well as any other documents required by HCD for participation in the CalHome Program, and any amendments thereto.

4. The President and CEO, or her designees, is authorized to amend the Housing Commission's Accessory Dwelling Unit and Homeownership Loan and Grant budgets to include the CalHome funds, if and as awarded.

5. Housing Commission staff will notify the Housing Authority and the City Attorney's Office about any subsequent amendments or modifications to the CalHome Program,

Standard Agreement, and any other required documents, including amendments to any documents.

APPROVED: HEATHER FERBERT, General Counsel

By 
Hilda R. Mendoza
Senior Deputy General Counsel

HRM:nja
01/21/2025
02/11/2025 Cor. Copy
Or. Dept: SDHC
Doc. No. 3932916

Passed and adopted by the Housing Authority of the City of San Diego on February 11, 2025, 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 Foster III	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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. **2029** passed and adopted by the Housing Authority of the City of San Diego, California on February 11, 2025.

By:

Scott Marshall

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