

HOUSING AUTHORITY OF  
THE CITY OF SAN DIEGO

RESOLUTION NUMBER HA-\_\_\_\_\_

DATE OF FINAL PASSAGE \_\_\_\_\_

A RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF SAN DIEGO AUTHORIZING THE SAN DIEGO HOUSING COMMISSION TO ESTABLISH AN AFFORDABLE HOUSING PRESERVATION FUND, ACCEPT CITY OF SAN DIEGO NEIGHBORHOOD ENHANCEMENT FEE FUNDS FOR DEPOSIT IN THE AFFORDABLE HOUSING PRESERVATION FUND, AMEND THE SAN DIEGO HOUSING COMMISSION'S FISCAL YEAR 2026 BUDGET, AND RELATED ACTIONS.

RECITALS

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

A. On April 10, 2025, at the request of Council President Pro Tem Kent Lee, San Diego Housing Commission (Housing Commission) staff presented an informational report to the Land Use and Housing Committee (Committee) regarding the potential to create an affordable housing preservation fund and options for its implementation. The Committee asked Housing Commission staff to return with an analysis of and recommendations for preservation fund models going forward.

B. By Resolution R-316263 (Jun. 23, 2025), the Council of the City of San Diego (Council) adopted the City of San Diego Fiscal Year 2026 Budget which included a non-general fund expenditure and resource modification for an Affordable Housing Preservation Fund, supported by Neighborhood Enhancement Fee Revenue (NEF) in the amount of \$5,000,000. The NEF has increased to \$5,913,554 because new developments have paid into the fund.

C. On September 4, 2025, Housing Commission staff presented to the Committee a range of strategies to create and implement an affordable housing preservation fund. The Committee unanimously approved recommending that the Council take the recommended actions detailed in the staff report for the Housing Commission to establish an affordable housing preservation fund.

D. Housing Commission staff have worked with City staff to transfer NEF to the Housing Commission to deposit in an affordable housing preservation fund.

E. An amendment to the Housing Commission's Fiscal Year 2026 Budget is needed to authorize Housing Commission to accept \$5,913,554 in NEF to establish the affordable housing preservation fund.

F. The Housing Commission will present the policy strategies for the affordable housing preservation fund to the Housing Authority and Council for approval at a later date.

G. Housing Commission 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)(4) as it is a government fiscal activity which does not involve any commitment to a specific project and section 15378(b)(5) as it is an administrative activity of government that will not result in direct or indirect physical changes in the environment; and National Environmental Policy Act (NEPA) review is not required because no federal funds are involved in this action.

H. The Office of the City Attorney has drafted 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 is authorized to establish an affordable housing preservation fund.
2. The Housing Commission is authorized to accept NEF funds in the amount of \$5,913,554 from the City's NEF fund #400877 – Affordable Housing Preservation, for affordable housing preservation activities, including future transfers from the NEF fund as approved by the Council.
3. The Housing Commission is authorized to amend the Housing Commission Fiscal Year 2026 Budget in the amount of \$5,913,554 in NEF for affordable housing preservation activities.
4. The President and Chief Executive Officer of the Housing Commission, 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.
5. 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 any 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  
April 24, 2026  
Or. Dept: SDHC  
Doc. No. 4407814