

SAN DIEGO HOUSING COMMISSION

RESOLUTION NO. HC- 1879

ADOPTED ON September 18, 2020

A RESOLUTION APPROVING A RESIDUAL RECEIPTS LOAN IN AN AMOUNT NOT TO EXCEED \$4,250,000 TO FRONT & BEECH SD, LP, A CALIFORNIA LIMITED PARTNERSHIP, TO FACILITATE THE NEW CONSTRUCTION OF FRONT & BEECH APARTMENTS, A 78-UNIT AFFORDABLE, TRANSIT-ORIENTED HOUSING DEVELOPMENT TO BE LOCATED AT SOUTHEAST CORNER OF FRONT AND BEECH STREETS, SAN DIEGO, WHICH WILL INCLUDE 77 UNITS THAT WILL REMAIN AFFORDABLE FOR 55 YEARS AND ONE UNRESTRICTED MANAGER'S UNIT. AND RELATED ACTIONS.

WHEREAS, Front & Beech Apartments is a 78-unit affordable rental housing development, to be located at the southeast corner of Front and Beech streets, San Diego, which will include 77 units that will remain affordable for 55 years and one unrestricted manager's unit; and

WHEREAS, on September 18, 2020, the Board of Commissioners of the San Diego Housing Commission (Housing Commission) heard and recommended that the Housing Commission make a residual receipts loan of up to \$4,250,000 to the borrower Front & Beech SD, LP, a California limited partnership, to finance the proposed acquisition and new construction of Front & Beech Apartments, as more particularly described in Housing Commission Report HCR20-079; and

WHEREAS, the Housing Authority of the City of San Diego has authorized execution of resolutions electronically during the COVID-19 pandemic; NOW THEREFORE,

BE IT RESOLVED, by the Housing Commission that it is hereby authorized to make and fund a residual receipts loan in an amount not to exceed \$4,250,000 to Front & Beech SD, LP, a California limited partnership, to finance the proposed acquisition and new construction of Front & Beech Apartments, a 78-unit affordable rental housing development, to be located at the southeast corner of Front and Beech streets, San Diego, which will include 77 units that will remain affordable for

55 years and one unrestricted manager's unit, including a contingency that the developer receive all necessary third-party funding commitments.

BE IT FURTHER RESOLVED, that the President and Chief Executive Officer of the Housing Commission, or designee, is authorized to:

1. To execute any and all documents necessary to effectuate the transaction and implement the project in a form approved by the General Counsel, and to take such actions as are necessary, convenient and/or appropriate to implement the approvals upon advice of the General Counsel.
2. Adjust financing terms/conditions, as necessary, for consistency with requirements of other funding sources or to accommodate market changes that may occur, provided that the proposed \$4,250,000 maximum loan amount may not increase.
3. To substitute approved funding sources with any other available funds as deemed appropriate, contingent upon budget availability, and further authorize the President & CEO, or designee, to take such actions as are necessary, convenient, and/or appropriate to implement this approval and delegation of authority by the Housing Commission upon advice of the General Counsel.

BE IT FURTHER RESOLVED, that the proposed development activities set forth in Housing Commission Report HCR20-079 are covered under the following: California Environmental Quality Act: Development within the Downtown Community Planning area is covered under the following documents, all referred to as the "Downtown FEIR": Final Environmental Impact Report (FEIR) for the San Diego Downtown Community Plan, Centre City Planned District Ordinance, and 10th Amendment to the Centre City Redevelopment Plan, certified by the former Redevelopment Agency ("Former Agency") and the City Council on March 14, 2006 (Resolutions R-04001 and R-301265, respectively); subsequent addenda to the FEIR certified by the Former Agency on August 3,

2007 (Former Agency Resolution R-04193), April 21, 2010 (Former Agency Resolution R-04510), and August 3, 2010 (Former Agency Resolution R-04544), and certified by the City Council on February 12, 2014 (City Council Resolution R-308724) and July 14, 2014 (City Council Resolution R-309115); and, the Final Supplemental Environmental Impact Report for the Downtown San Diego Mobility Plan certified by the City Council on June 21, 2016 (Resolution R-310561). Development within the Downtown Community Planning area is also covered under the following documents, all referred to as the "CAP FEIR": FEIR for the City of San Diego Climate Action Plan (CAP), certified by the City Council on July 12, 2016 (City Council Resolution R-310596). The Downtown FEIR and CAP FEIR are both "Program EIRs" prepared in compliance with California Environmental Quality Act (CEQA) September 26, 2019 Guidelines Section 15168. The information contained in the Downtown FEIR and the CAP FEIR reflects the independent judgement of the City of San Diego as the lead agency. The Downtown FEIR and CAP FEIR are located on the City of San Diego's website:

([https://www.sandiego.gov/planning/programs/ceqa#Final CEQA Documents](https://www.sandiego.gov/planning/programs/ceqa#Final%20CEQA%20Documents)). Consistent with best practices suggested by Section 15168, a Downtown 15168 Consistency Evaluation ("Evaluation") will be completed to evaluate the project's consistency with the findings of the Downtown FEIR and CAP FEIR. If the evaluation concludes that the environmental impacts of the project were adequately addressed in the Downtown FEIR and CAP FEIR, the project within the scope of the development program described within both documents for the purposes of CEQA; and, that none of the conditions listed in Section 15162 exist, no further environmental documentation will be required under CEQA. Approval will occur once the environmental review has been completed in accordance with CEQA Section 15004. This action will not foreclose review of alternatives or mitigation measures by the public as part of the CEQA process. National Environmental Policy Act: Federal funds will constitute a portion of the funding for the project. A final reservation of federal funds shall occur only upon satisfactory completion of the environmental review and receipt by the City of San Diego of a release of funds from

the U.S. Department of Housing and Urban Development under 24 CFR Part 58 of the National Environmental Policy Act (NEPA). The final authorization to release funds from HUD was received on July 8, 2020.

Approved as to Form:

Christensen & Spath

By: /s/ Charles B. Christensen

Charles B. Christensen, General Counsel

San Diego Housing Commission

Passed and adopted by the San Diego Housing Commission on September 18, 2020, and finalized on September 25, 2020, pursuant to the provisions of San Diego Municipal Code Section 98.0301(e)(1), by the following vote:

	Yeas	Nays	Excused	Not Present
Stefanie Benvenuto	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ryan Clumpner	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dion Akers	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Margaret Davis	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Johanna Hester	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Kellee Hubbard	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Eugene "Mitch" Mitchell	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

AUTHENTICATED BY:

Stefanie Benvenuto

Chair of the San Diego Housing Commission

Richard C. Gentry

President & Chief Executive Officer of the
San Diego Housing Commission

I HEREBY CERTIFY that the above and foregoing is a full, true and correct copy of
RESOLUTION NO. 1879 passed and adopted by the San Diego Housing Commission on
September 18, 2020, and finalized on September 25, 2020.

By:



Scott Marshall

Secretary of the San Diego Housing Commission