

SAN DIEGO HOUSING COMMISSION

RESOLUTION NO. HC - 2016

DATE OF FINAL PASSAGE June 21, 2024

A RESOLUTION APPROVING A RESIDUAL RECEIPTS LOAN IN AN AMOUNT NOT TO EXCEED \$4,000,000 TO A TO-BE-FORMED LIMITED PARTNERSHIP TO FACILITATE THE ACQUISITION AND NEW CONSTRUCTION OF MARKET STREET APARTMENTS, AN AFFORDABLE RENTAL HOUSING DEVELOPMENT AT 4588 MARKET STREET IN THE CHOLLAS VALLEY NEIGHBORHOOD, FOR SENIORS AGED 55 AND OLDER WITH INCOME OF 30 PERCENT TO 60 PERCENT OF SAN DIEGO'S AREA MEDIAN INCOME, AND RELATED ACTIONS.

WHEREAS, the Market Street Apartments development is a proposed new construction affordable rental housing development at 4588 Market Street in the Chollas Valley neighborhood of San Diego that will provide affordable rental housing units for seniors aged 55 and older with income of 30 percent to 60 percent of San Diego's Area Median Income (AMI). These units will remain affordable for 55 years. There will also be one unrestricted manager's unit.

WHEREAS, on June 21, 2024, the Board of Commissioners of the San Diego Housing Commission (Housing Commission) heard and recommended that the Housing Commission make a loan of up to \$4,000,000 to a to-be-formed limited partnership, as more particularly described in the Housing Commission Report HCR24-054, to facilitate the acquisition and new construction of Market Street Apartments;

NOW THEREFORE,

BE IT RESOLVED, by the Housing Commission Board of Commissioners that the Housing Commission is hereby authorized to make and fund a residual receipts loan of up to \$4,000,000 to facilitate the new construction of Market Street Apartments on the terms and conditions more particularly described in Housing Commission Report HCR24-054.

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

1. Execute all necessary documents and instruments to effectuate the transaction and implement the project, in a form approved by General Counsel, and to take such actions as are necessary, convenient and/or appropriate to implement the approvals upon advice of General Counsel, provided that a copy of the documents, signed as to form by General Counsel, is submitted to each Housing Commissioner.
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 \$4,000,000 maximum Housing Commission loan amount not increase.
3. Substitute approved funding sources with any other available funds as deemed appropriate, contingent upon budget availability, and further authorize the President and Chief Executive Officer, or designee, to take such actions as 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 HCR24-054 are covered under the following:

California Environmental Quality Act

The proposed activity to approve a proposed residual receipts loan to facilitate the acquisition

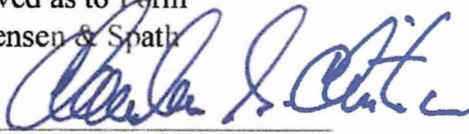
and new construction of Market Street Apartments, has been reviewed for consistency with and is covered in the Final Program Environmental Impact Report (PEIR) for the Southeastern San Diego and Encanto Neighborhoods Community Plan Updates (Project No. 386029/SCH No. 2014051075) which was certified by City Council Resolution No. R-310077 on December 2, 2015. This activity is a subsequent discretionary action within the scope of the development program analyzed in the PEIR and is not considered to be a separate project for the purposes of CEQA review pursuant to CEQA Guidelines Sections 15378(c) and 15060(c)(3). Pursuant to Public Resources Code Section 21166 and CEQA Guidelines Section 15162, there is no change in circumstance, additional information, or project changes to warrant additional environmental review for this action.

National Environmental Policy Act

Federal funds constitute a portion of the funding for this project. An Environmental Assessment will be processed in accordance with the requirements of the National Environmental Policy Act (NEPA). The parties agree that the provision of federal funds as a result of this action is conditioned on the approval of the Environmental Assessment by the City of San Diego and the receipt of Authority to Use Grant Funds from the U.S. Department of Housing and Urban Development. Final authorization to utilize grant funds is expected to be received from HUD prior to beginning construction.

Approved as to Form  
Christensen & Spath

By



Charles B. Christensen  
General Counsel  
San Diego Housing Commission

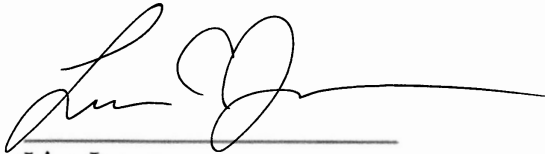
I certify that the foregoing actions in this Resolution were approved by the San Diego Housing Commission Board of Commissioners at its meeting on June 21, 2024.

By:



Scott Marshall  
Vice President, Communications &  
Government Relations

Approved:



Lisa Jones  
President and Chief Executive Officer  
San Diego Housing Commission

Passed and adopted by the San Diego Housing Commission Board of Commissioners on June 21, 2024, pursuant to the provisions of San Diego Municipal Code Section 98.0301(e)(1), by the following vote:

	<b>Yeas</b>	<b>Nays</b>	<b>Excused</b>	<b>Not Present</b>
Eugene "Mitch" Mitchell	<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"/>
Stephen Cushman	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Johanna Hester	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Kellee Hubbard	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Antoine "Tony" Jackson	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Melinda K. Vásquez	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**AUTHENTICATED BY:**

**Lisa Jones**

\_\_\_\_\_  
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. 2016 passed and adopted by the San Diego Housing Commission Board of  
Commissioners on June 21, 2024.

By:



\_\_\_\_\_  
**Scott Marshall**  
Secretary of the San Diego Housing Commission