

SAN DIEGO HOUSING COMMISSION

RESOLUTION NO. HC- 1796

DATE OF FINAL PASSAGE February 8, 2019

A RESOLUTION APPROVING A RESIDUAL RECEIPTS LOAN IN AN AMOUNT NOT TO EXCEED \$4,860,000 TO HOLLISTER APARTMENTS, LP TO FACILITATE THE REHABILITATION OF HOLLISTER APARTMENTS, AN 83-UNIT AFFORDABLE RENTAL HOUSING DEVELOPMENT FOR INDIVIDUALS EXPERIENCING HOMELESSNESS, LOCATED AT 1010 OUTER ROAD, AND RELATED ACTIONS.

WHEREAS, Hollister Apartments is a proposed motel rehabilitation located at 1010 Outer Road in the Otay-Mesa Nestor neighborhood that will provide 82 affordable rental housing units for individuals experiencing homelessness, which will remain affordable for 55 years, and one manager's unit;

WHEREAS, on February 8, 2019, 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 \$4,860,000 to Hollister Apartments, L.P., as more particularly described in the Housing Commission Report HCR19-018; NOW THEREFORE,

BE IT RESOLVED, by the Housing Commission that it is hereby authorized to make and fund a residual receipts loan of up to \$4,860,000 to facilitate the rehabilitation of Hollister Apartments on the terms and conditions more particularly described in Housing Commission Report HCR19-018, 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. 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;
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 \$4,860,000 maximum Housing Commission loan amount may not increase; and
3. 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 necessary, convenient and/or appropriate to implement this approval and delegation of authority by the Housing Commission upon advice of General Counsel.

BE IT FURTHER RESOLVED that the proposed development activities set forth in Housing Commission Report HCR19-018 are covered under the following:

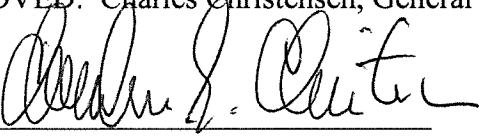
The action being taken at this time involves only the consideration of a loan. This activity is not a "project" and is therefore not subject to the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15060(c)(3). This determination is predicated on Section 15004 of the Guidelines, which provides direction to lead agencies on the appropriate timing for environmental review. This action does not constitute approval of a project. 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. The proposed actions are approval of a loan and do not constitute approval of the

development activity. Future actions to consider and approve development entitlement approvals related to the development of the site, if applicable, will require additional review under the provisions of CEQA by the lead agency.

Community Development Block Grant (CDBG) Affordable Housing Revolving Loan Fund (AHRLF) funds and Federal Project-Based Housing Vouchers constitute a portion of the funding for the project; therefore, this project is subject to 24 CFR Part 58 of the National Environmental Policy Act (NEPA). The project has obtained the following determination. This categorically excluded activity/project converts to exempt, per 58.34(a)(12) because there are no circumstances which require compliance with any of the federal laws and authorities cited at 58.5.

THIS ACTION BECAME FINAL ON FEBRUARY 15, 2019, pursuant to the provisions of San Diego Municipal Code Section 98.0301(e)(1).

APPROVED: Charles Christensen, General Counsel

By 
Charles Christensen
General Counsel

Passed and adopted by the San Diego Housing Commission on February 8, 2019, and finalized on February 15, 2019, pursuant to the provisions of San Diego Municipal Code Section 98.0301(e)(1), by the following vote:

	Yeas	Nays	Excused	Not Present
Frank Urtasun	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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"/>
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"/>
Tim Walsh	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

AUTHENTICATED BY:

Stefanie Benvenuto

Chair of the San Diego Housing Commission

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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. 1796 passed and adopted by the San Diego Housing Commission on February 8, 2019, and finalized on February 15, 2019.

By:



Scott Marshall
Secretary of the San Diego Housing Commission