



SAN DIEGO
HOUSING
COMMISSION

REPORT TO THE HOUSING AUTHORITY OF THE CITY OF SAN DIEGO

DATE ISSUED: August 15, 2022

REPORT NO: HAR22-024

ATTENTION: Chair and Members of the Housing Authority of the City of San Diego
For the Agenda of September 12, 2022

SUBJECT: Authorization for the San Diego Housing Commission (Housing Commission) to Accept Additional Federal Emergency Rental Assistance (ERA1) Funds Allocated by the U.S. Department of the Treasury and Authorization to Expend These Funds to Repay State of California Rental Assistance (SRA) Program Emergency Rental Assistance Short-Term Cash Flow Loan Funds Awarded to the City of San Diego Pursuant to State Senate Bill 115 for the COVID-19 Housing Stability Assistance Program

COUNCIL DISTRICT: Citywide

REQUESTED ACTION

Authorize the San Diego Housing Commission (Housing Commission) to accept \$5,019,573.68 in additional federal Emergency Rental Assistance (ERA1) funds, which the U.S. Department of the Treasury has allocated directly to the City of San Diego (City), and to authorize the Housing Commission expend these ERA1 funds to repay a portion of the State of California Rental Assistance Program (SRA) Emergency Rental Assistance Short-Term Cash Flow Loan Fund balance pursuant to State Senate Bill (SB) 115, contingent on the U.S. Department of the Treasury authorizing the use of ERA1 funds for this purpose.

STAFF RECOMMENDATION

That the Housing Authority of the City of San Diego (Housing Authority) take the following actions:

- 1) Authorize the Housing Commission (Housing Commission) to amend its Fiscal Year 2023 budget in the amount of \$5,019,573.68 in federal ERA1 funds, which the U.S. Department of the Treasury allocated directly to the City, to be administered by the Housing Commission to support the COVID-19 Housing Stability Assistance Program (HSAP), in accordance with federal and state funding requirements.
- 2) Authorize the Housing Commission to accept and expend \$5,019,573.68 in federal ERA1 funds to repay a portion of the SRA Emergency Rental Assistance Short-Term Cash Flow Loan Fund balances pursuant to SB 115, contingent on the U.S. Department of the Treasury authorizing the use of ERA1 funds for this purpose.
- 3) Authorize the Housing Commission's President and Chief Executive Officer (President and CEO), or designee, to modify HSAP, if necessary, but only if and to the extent that such changes comply with the terms of the executed amended Memorandum of Understanding (MOU) between the Housing Commission and the City for the oversight and administration of HSAP

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and are necessary to fulfill federal and state funding requirements. Housing Commission staff will notify the Housing Authority and the City Attorney's Office about any subsequent amendments or modifications to HSAP and other required documents, including amendments to any documents.

- 4) Authorize the Housing Commission's President and CEO, or designee, to execute all documents and instruments that are necessary to implement these approvals, in a form and format approved by General Counsel, and to take such actions necessary and appropriate to implement these approvals, provided that a copy of the documents, signed as to form by General Counsel, are submitted to each Commissioner of the Housing Commission's Board of Commissioners.

SUMMARY

The Housing Commission administers and operates the City's HSAP, which helps pay rent and utilities for households with low income in the City that experience financial hardship due to or during the ongoing COVID-19 pandemic. The Council of the City of San Diego (City Council) by Council Resolution R-313439 (February 25, 2021) and Housing Authority by Resolution HA-1900 (February 22, 2021) authorized HSAP and initial funding for the program on February 22, 2021.

Since HSAP's inception, City Council and the Housing Authority have authorized a total of \$259,475,496.85 for HSAP, of which \$227,578,423.88 is budgeted for assistance payments for qualifying households. The remaining \$31,897,072.97 is budgeted for program administration expenses.

The Housing Commission launched the online application portal for HSAP on March 15, 2021, and began disbursing payments in late April 2021 to help qualifying households. As of August 1, 2022, the Housing Commission has disbursed \$217,919,281.95 to help 18,303 qualifying households.

Households that meet the following criteria are eligible to receive help through HSAP:

- Tenant has a City address;
- Household income is at or below 80 percent of San Diego's Area Median Income (AMI);
- Household has a current obligation to pay rent on a residential dwelling;
- At least one member of the household has experienced a reduction of income, or other financial hardship, due to or during the COVID-19 pandemic; and
- Household experienced, or is at risk of experiencing, homelessness or housing instability.

Priority is given to households where:

- Income is at or below 50 percent of San Diego's AMI;
- At least one member of the household has been unemployed for 90 days and remains unemployed; and
- The household has received an eviction notice or summons.

In alignment with the provisions of SB 115 (discussed in more detail below), the Housing Commission closed the application for HSAP on March 31, 2022. Applications were accepted through 11:59 p.m. on March 31, 2022. The State, the County of San Diego, the City of Chula Vista and the County of Los Angeles are among other jurisdictions statewide that also closed their applications on March 31, 2022, in accordance with SB 115.

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State of California Cash Flow Loan Program

Pursuant to SB 115, enacted in February 2022, on April 19, 2022, City Council authorized the City to apply for, accept, expend and transfer to the Housing Commission funding received from the SRA Emergency Rental Assistance Short-Term Cash Flow Loan Program (Cash Flow Loan Program). SB115 allows the State to provide funds to the City and other jurisdictions in the form of a forgivable loan to support HSAP and similar programs throughout the State. SB 115 requires the State cash flow loan funds to be expended for HSAP applications received no later than March 31, 2022, and request help with rent and utilities due during or before March 2022. State cash flow loan funds or future funding from the U.S. Department of the Treasury will be used to pay for rent and utilities owed through March 2022, pursuant to the requirements of SB115. The SRA Cash Flow Loan Program cannot make assistance payments for rent and utility amounts owed after March 31, 2022.

If the U.S. Department of the Treasury allows, the cash flow loan made to the City pursuant to SB 115 will be repaid with additional federal funds that may be awarded for HSAP. However, if the U.S. Department of the Treasury does not award sufficient additional funding to repay the cash flow loan or such federal funding is not received by June 30, 2023, the State will forgive the balance of the cash flow loan. The City's Economic Development Department was the designated lead for the State cash flow loan and worked with the Mayor's office and the Housing Commission to initiate and execute a loan.

On June 28, 2022, the Housing Commission received \$29.9 million in funds the State awarded to the City through the SRA Cash Flow Loan Program. The Housing Commission anticipates that this funding from the State will enable HSAP to assist all remaining eligible households, based on SB115's requirements.

Assistance payments through HSAP were temporarily suspended beginning May 11, 2022, when all of the funding previously available to help eligible households had been fully expended. With the State cash flow loan funds, the Housing Commission resumed disbursing assistance payments on June 29, 2022. The Housing Commission anticipates that all remaining payments will be issued by the end of August 2022, with exceptions due to appeals.

Additional Federal ERA1 Funds

The State's SRA Cash Flow Loan Program requires the City to continue to apply for reallocations of federal ERA1 and Emergency Rental Assistance 2 (ERA2) funds for HSAP. On July 18, 2022, the U.S. Department of the Treasury informed the City and the Housing Commission that an additional \$5,019,573.68 in ERA1 funds has been awarded to support HSAP.

The City and the Housing Commission on August 11, 2022, asked the U.S. Department of the Treasury to authorize the use of these additional ERA1 funds to repay a portion of the City's cash flow loan it received from the State. If the U.S. Department of the Treasury authorizes the funds for this purpose and the Housing Authority approves the staff-recommended actions in this report, the funds will be used to repay a portion of the City's cash flow loan balance. However, if the U.S. Department of the Treasury does not authorize the use of ERA1 funds to repay the City's cash flow loan balance, the Housing Commission anticipates that these funds will be returned to the U.S. Department of the Treasury because all of the remaining eligible households will already have received assistance from HSAP by the end of August 2022, and HSAP will have no obligations to pay with the ERA1 reallocation. Section 501 of Division N of the Consolidated Appropriations Act, 2021, Pub. L. No. 116-260, as codified at Title 15

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of the United States Code section 9058(d), requires the recapture of unused federal ERA1 funds and reallocation of the same to eligible grantees. These ERA1 funds expire December 29, 2022.

AFFORDABLE HOUSING IMPACT

HSAP continues to help prevent housing displacement among households with low income by making assistance payments that help pay rent and utilities for eligible households that experienced financial hardship due to or during the ongoing COVID-19 pandemic and submitted their applications by March 31, 2022. The authorization to expend \$5,019,573.68 supports HSAP by allowing for partial repayment of the City's cash flow loan balance, in accordance with the requirements of SB 115.

EQUAL OPPORTUNITY CONTRACTING AND EQUITY ASSURANCE

The Housing Commission will continue to ensure HSAP is implemented equitably and in accordance with the Nondiscrimination section of the HSAP Implementation Plan.

FISCAL CONSIDERATIONS

The funding proposed by this action was not included in the Housing Commission's Housing Authority-approved Fiscal Year 2023 Budget. Approving this action will authorize the Housing Commission to accept and expend \$5,019,573.68 in reallocated federal ERA1 funds for HSAP.

Funding Sources

Reallocated Federal ERA1 Funds:	\$5,019,573.68
Total:	\$5,019,573.68

Funding Uses

Partial Repayment of State Cash Flow Loan (SB115)	\$5,019,573.68
Total:	\$5,019,573.68

PREVIOUS COUNCIL AND/OR COMMITTEE ACTION

On October 13, 2020, City Council unanimously approved the allocation of \$5,000,000 in Coronavirus Aid, Relief, and Economic Security (CARES) Act Community Development Block Grant (CDBG-CV) funds to support the City of San Diego COVID-19 Emergency Rental Assistance Program (Resolution No. R-313256).

On December 8, 2020, due to technical difficulties, City Council and the Housing Authority continued to December 15, 2020, a report requesting authorization to execute an amended MOU between the Housing Commission and the City to continue the oversight and administration of the City's COVID-19 Emergency Rental Assistance Program and to take related actions.

On December 15, 2020, City Council and the Housing Authority returned to staff a report requesting authorization to execute an amended MOU between the Housing Commission and the City to continue the oversight and administration of the City's COVID-19 Emergency Rental Assistance Program and to take related actions.

On February 22, 2021, (Agenda Item No. 603; Resolution R-313439) and Housing Authority (Report No. HAR21-010; Resolution HA-1900) authorized the City to transfer \$92,211,316.57, which consists of \$42,333,563 in Coronavirus Relief Funds allocated directly to the City, \$44,877,753.57 in federal funds allocated by the State of California to the City, and \$5,000,000 of CDBG-CV funds from the City

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to the Housing Commission; and authorized the Housing Commission to accept and expend those funds to administer HSAP to provide emergency rental assistance and utility assistance to households with low income experiencing financial hardship due to the ongoing COVID-19 pandemic.

On July 27, 2021, City Council (Agenda Item No. 331, Resolution No. R-313667) and the Housing Authority (Report No. HAR21-015; Resolution No. HA-1921) authorized up to \$60,149,903.87 in additional funds for HSAP, consisting of the direct allocation of American Rescue Plan Act (ARPA) funds (\$54,539,063.20) and the aforementioned additional \$5,610,840.67 from the State.

On October 5, 2021, City Council (Agenda Item No. 331; Resolution R-313732) and Housing Authority (Report No. HAR21-020; Resolution HA-1923) authorized up to \$39,712,779.17 in additional funds for HSAP, consisting of federal ARPA funds allocated by the State to the City.

On December 6, 2021, City Council (Agenda Item No. 202; Resolution R-313800) and the Housing Authority (Report No. HAR21-027; Resolution HA-1931) authorized the use of an additional \$27,000,000 in funds the State allocated to the City for HSAP and a third amendment to the MOU between the Housing Commission and the City for the administration and oversight of the program to incorporate these funds.

On March 1, 2022, City Council (Resolution R-313945) and the Housing Authority (Resolution HA-1937) authorized the use of \$8,308,615 in federal funds reallocated to the City of San Diego from other jurisdictions to support HSAP.

On April 19, 2022, City Council (Resolution No. 314075) and the Housing Authority (Resolution No. HA-1943) authorized the use of \$7,133,772.56 in federal ERA1 funds reallocated directly to the City of San Diego from other jurisdictions to support HSAP and further authorized the City to apply for and the Housing Commission to expend up to \$96,291,294.59 in SRA Emergency Rental Assistance Short-Term Cash Flow Loan Funds pursuant to SB 115.

PREVIOUS HOUSING COMMISSION BOARD ACTION

On August 19, 2022, the Housing Commission Board of Commissioners voted 5-0 to approve the staff-recommended actions.

KEY STAKEHOLDERS and PROJECTED IMPACTS

Stakeholders for this project include households with low income in the City of San Diego experiencing financial hardship due to or during the COVID-19 pandemic, landlords and property owners for these households, and the Housing Commission. This action is expected to have a positive impact on the community by helping qualifying households pay past-due rent and utilities to assist with preventing housing displacement.

ENVIRONMENTAL REVIEW

This activity is not a project as defined by the California Environmental Quality Act (CEQA) Section 21065 and CEQA Guidelines Section 15378(b)(4) and (5), as it involves government fiscal activities, which do not involve any commitment to any specific project which may result in a potentially significant impact on the environment, and it is also an organizational or administrative activity of government that will not result in direct or indirect physical changes to the environment. Thus, the activity is not subject to CEQA pursuant to CEQA Guidelines Section 15060(c)(3).

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Federal funds constitute a portion of the funding for the project. Final National Environmental Policy Act (NEPA) approval for the supplemental funding in this report was obtained from the City of San Diego on August 12, 2022.

Respectfully submitted,

Azucena Valladolid

Azucena Valladolid
Executive Vice President
Rental Assistance & Workforce Development
San Diego Housing Commission

Approved by,

Jeff Davis

Jeff Davis
Interim President & Chief Executive Officer
San Diego Housing Commission

Docket materials are available in the “Governance & Legislative Affairs” section of the San Diego Housing Commission website at www.sdhc.org.



U.S. Department of Housing and Urban Development

451 Seventh Street, SW
Washington, DC 20410
www.hud.gov

espanol.hud.gov

Environmental Review for Activity/Project that is Exempt or Categorically Excluded Not Subject to Section 58.5 Pursuant to 24 CFR Part 58.35(b)

Project Information

Project Name: City of San Diego Housing Stability Assistance Program – Eighth Supplemental

Responsible Entity: City of San Diego

Grant Recipient (if different than Responsible Entity): San Diego Housing Commission

State/Local Identifier: California/City of San Diego (063210)

Preparer: Jason Guman, Asst. Real Estate Project Development Administrator, San Diego Housing Commission

Certifying Officer Name and Title: Rebecca Malone, AICP, Program Manager, City of San Diego

Consultant (if applicable): N/A

Project Location: 1122 Broadway Suite 300, San Diego, CA 92101

Description of the Proposed Project [24 CFR 58.32; 40 CFR 1508.25]:

The City of San Diego Housing Stability Assistance Program provides emergency rental assistance and/or utility assistance to households with low income in the City of San Diego that experience financial hardship.

On February 22, 2021, the San Diego City Council (Agenda Item No. 603; Resolution No. 313439) and Housing Authority (Report No. HAR21-010; Resolution No. HA-1900) authorized the City of San Diego COVID-19 Housing Stability Assistance Program (HSAP), which the San Diego Housing Commission (Housing Commission) administers, to provide emergency rental assistance and/or utility assistance to households with low income experiencing financial hardship due to the ongoing COVID-19 pandemic. The funding allocated through those approvals consisted of \$42,333,563.02 that the federal government allocated directly to the City of San Diego; \$44,877,753.57 of federal funding that the State of California allocated to the City of San Diego; and \$5,000,000 of federal CARES Act Community Development Block Grant (CDBG) funds previously allocated to the City of San Diego. HSAP launched March 15, 2021.

On June 23, 2021, the State transferred \$50,488,594.24 to the Housing Commission for HSAP, which included separate, additional funding for administrative expenses in addition to the block grant amount for assistance payments. As a result, the Housing Commission has received \$5,610,840.67 in additional funding from the state, for which the Housing Commission requested Housing Authority approval to expend on HSAP assistance payments and administrative expenses in accordance with State funding requirements.

In March 2021, the U.S. Congress enacted the American Rescue Plan Act (ARPA), which President Joe Biden signed into law on March 11, 2021. The City of San Diego received an allocation of \$54,539,063.20 in ARPA funds directly from the U.S. Department of the Treasury. These funds would support the continued operation of HSAP to help additional households that need help paying their rent and utilities to avoid being displaced from their homes.

On July 27, 2021, the San Diego City Council (Agenda Item No. 331, Resolution No. R-2022-15) and the Housing Authority (Report No. HAR21-015; Resolution No. HA-1921) authorized up to \$60,149,903.87 in additional funds for HSAP, consisting of the direct allocation of ARPA funds and the aforementioned additional \$5,610,840.67 from the state.

In addition, the State of California allocated \$39,712,779.17 of federal ARPA funds to the City of San Diego for HSAP assistance payments and program administration. On October 5, 2021, the City Council (Agenda Item No. 331; Resolution No. R-313732R-2022-103) and Housing Authority (Report No. HAR21-020; Resolution No. HA-1923) authorized the acceptance of these funds from the state and the expenditure of these funds on HSAP assistance payments and administrative expenses in accordance with federal and State funding requirements.

The State of California allocated an additional \$27,000,000 to the City of San Diego to be administered by the Housing Commission to provide rental assistance and/or utility assistance to households with low income in the City of San Diego that experience financial hardship and to cover administrative expenses in accordance with federal and state funding requirements. On December 6, 2021, the City Council (Agenda Item No. 202; Resolution No. R-313800) and the Housing Authority (Report No. HAR21-027; Resolution No. HA-1931) authorized the use of these funds for HSAP and a third amendment to the MOU between the Housing Commission and the City of San Diego for the administration and oversight of the program to incorporate these funds.

The Housing Commission continued to work with the office of Mayor Todd Gloria on efforts to obtain additional funding to continue to provide assistance to families with low income experiencing financial hardship due to or during the COVID-19 pandemic. The U.S. Department of the Treasury developed a process for the reallocation of federal emergency rental assistance funds. This potential reallocation included making additional funds available to high-performing agencies based on demonstrated need. On October 29, 2021, the Housing Commission submitted a formal request to the U.S. Department of the Treasury for reallocated funds to support HSAP. The Treasury Department on January 7, 2022, announced the reallocation of funds, including the \$8,308,615 allocated directly to the City of San Diego in response to the Housing Commission's request.

On March 1, 2022, the City Council (Resolution No. 313945) and the Housing Authority (Resolution No. HA-1937) authorized the use of the \$8,308,615 in reallocated federal funds to support HSAP.

The U.S. Department of the Treasury also published a notice allowing jurisdictions to reapply for an additional reallocation of funds. On January 18, 2022, the Housing Commission submitted a formal request for additional funding based on an analysis of the program's projected need through May 2022. On March 14, 2022, the U.S. Department of the Treasury informed the City of San Diego that it awarded \$7,133,772.56 in reallocated funds to the City of San Diego.

On April 19, 2022, the City Council (Resolution No. 314075) and the Housing Authority (Resolution No. HA-1943) authorized the use of \$7,133,772.56 in federal ERA1 funds reallocated directly to the City of San Diego from other jurisdictions to support HSAP and further authorized the City of San Diego to apply for and the Housing Commission to expend up to \$96,291,294.59 in State of California Rental Assistance Program Emergency Rental Assistance Short-Term Cash Flow Loan Funds pursuant to California State Senate Bill (SB) 115.

On July 18, 2022, the U.S. Department of the Treasury informed the City of San Diego and the Housing Commission that an additional \$5,019,573.68 from ERA1 funds has been awarded to support HSAP. The City of San Diego and the Housing Commission have asked the U.S. Department of the Treasury to authorize the use of these additional ERA1 funds to repay a portion of the State's cash flow loan balance in accordance with SB115.

Assistance payments through HSAP were temporarily suspended May 11, 2022, when all of the funding previously available to help San Diegans through this program had been fully expended to assist households with low income. With State cash flow loan funds, the Housing Commission resumed disbursing assistance payments on June 29, 2022. The Housing Commission anticipates that all remaining payments will be issued by the end of August 2022, with exceptions due to appeals.

Previously approved funding for HSAP included federal funds allocated directly to the City of San Diego from the U.S. Department of the Treasury and federal funds the State of California allocated to the City of San Diego, as approved in State Senate Bill (SB) 91, signed into law on January 29, 2021.

Under the terms of SB 91, landlords may receive 80 percent of their tenants' arrears for the period of April 1, 2020, to March 31, 2021, if they agree to forgo the remaining 20 percent. They also may receive 25 percent of rent owed for the months of April through June 2021. If a landlord declines this provision, the program can pay 25 percent of the tenants' arrears directly to the tenant and 25 percent of the tenant's upcoming monthly rent for the three months of April through June 2021. On June 28, 2021, California Governor Gavin Newsom signed into law Assembly Bill (AB) 832, which allows HSAP and similar programs throughout the state to pay 100 percent of past-due and prospective rent for qualifying households for the period beginning April 1, 2020, and up to a maximum of 15 months of assistance using ERA1 funds and up to 18 months combined with ARPA funds.

The Housing Commission administers HSAP pursuant to a Memorandum of Understanding between the Housing Commission and the City of San Diego and federal and state regulations.

Level of Environmental Review Determination:

☐ Activity/Project is Exempt per 24 CFR 58.34(a):

☒ Activity/Project is Categorically Excluded Not Subject To §58.5 per 24 CFR 58.35(b):
Approval of supplemental assistance (including insurance or guarantee) to a project previously approved under Part 58, if: approval is by same the RE, and re-evaluation is not required, per 58.47

This is the eighth supplemental request. This project was most recently approved on March 23, 2022.

Funding Information

Funding Source	Funding Amount
Other – Coronavirus Relief Fund (CRF) allocated by federal government to City	\$42,333,563.00
Other – CRF allocated by State to the City	\$44,877,753.57
HSAP State	\$5,610,840.67
Other - Coronavirus Relief Fund (CRF) allocated by federal government to City (ARPA- ERA2)	\$54,539,063.20
Other – Coronavirus Relief Fund (CRF) allocated by State to the City (ARPA – ERA2)	\$39,712,779.17
Other – Coronavirus Relief Fund (CRF) allocated by State to the City (ARPA – ERA2)	\$27,000,000.00
Other – Federal Emergency Rental Assistance Program (ERA1) funds reallocated to the City of San Diego	\$8,308,614.68
Other – Federal Emergency Rental Assistance Program (ERA1) funds reallocated to the City of San Diego	\$7,133,772.56
State – Cash Flow Loans	\$29,959,110.00
Other – Federal Emergency Rental Assistance Program	\$5,019,573.68

(ERA1) funds reallocated to the City of San Diego	
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Estimated Total HUD Funded Amount: \$184,047,366.29

This project anticipates the use of funds or assistance from another Federal agency in addition to HUD in the form of (if applicable): N/A

Estimated Total Project Cost (HUD and non-HUD funds) [24 CFR 58.32(d)]: \$264,495,070.53

Compliance with 24 CFR §50.4 and §58.6 Laws and Authorities

Record below the compliance or conformance determinations for each statute, executive order, or regulation. Provide credible, traceable, and supportive source documentation for each authority. Where applicable, complete the necessary reviews or consultations and obtain or note applicable permits of approvals. Clearly note citations, dates/names/titles of contacts, and page references. Attach additional documentation as appropriate.

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR 50.4 and 58.6	Are formal compliance steps or mitigation required?	Compliance determinations
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR §58.6		
Airport Runway Clear Zones and Accident Potential Zones 24 CFR Part 51 Subpart D	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	The proposed project site is not located within the airport Runway Protection Zones and Controlled Activity Areas. San Diego International Airport is approximately 2.58 miles away from the project location. As such, the project site is not within an airport runway clear zone or other aviation-related safety zone. Source: Proximity to Airport Map
Coastal Barrier Resources Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	There are no coastal barrier resource areas in the State of California.
Flood Insurance Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	The proposed project sites are mapped by FEMA as being within Zone X. The Zone X area indicates minimal flood hazards. No flood insurance is required in Zone X.

[42 USC 4001-4128 and 42 USC 5154a]	Source: FEMA FIRM Flood Insurance Rate Map, San Diego County California
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Mitigation Measures and Conditions [40 CFR 1505.2(c)]

Summarize below all mitigation measures adopted by the Responsible Entity to reduce, avoid, or eliminate adverse environmental impacts and to avoid non-compliance or non-conformance with the above-listed authorities and factors. These measures/conditions must be incorporated into project contracts, development agreements, and other relevant documents. The staff responsible for implementing and monitoring mitigation measures should be clearly identified in the mitigation plan.

Law, Authority, or Factor	Mitigation Measure
N/A	N/A

Preparer Signature: Jason Guman Date: 7.28.2022

Name/Title/Organization: Jason Guman, Asst. Real Estate Project Development Administrator, San Diego Housing Commission

Responsible Entity Agency Official Signature:

Rebecca Malone Date: 8.12.22

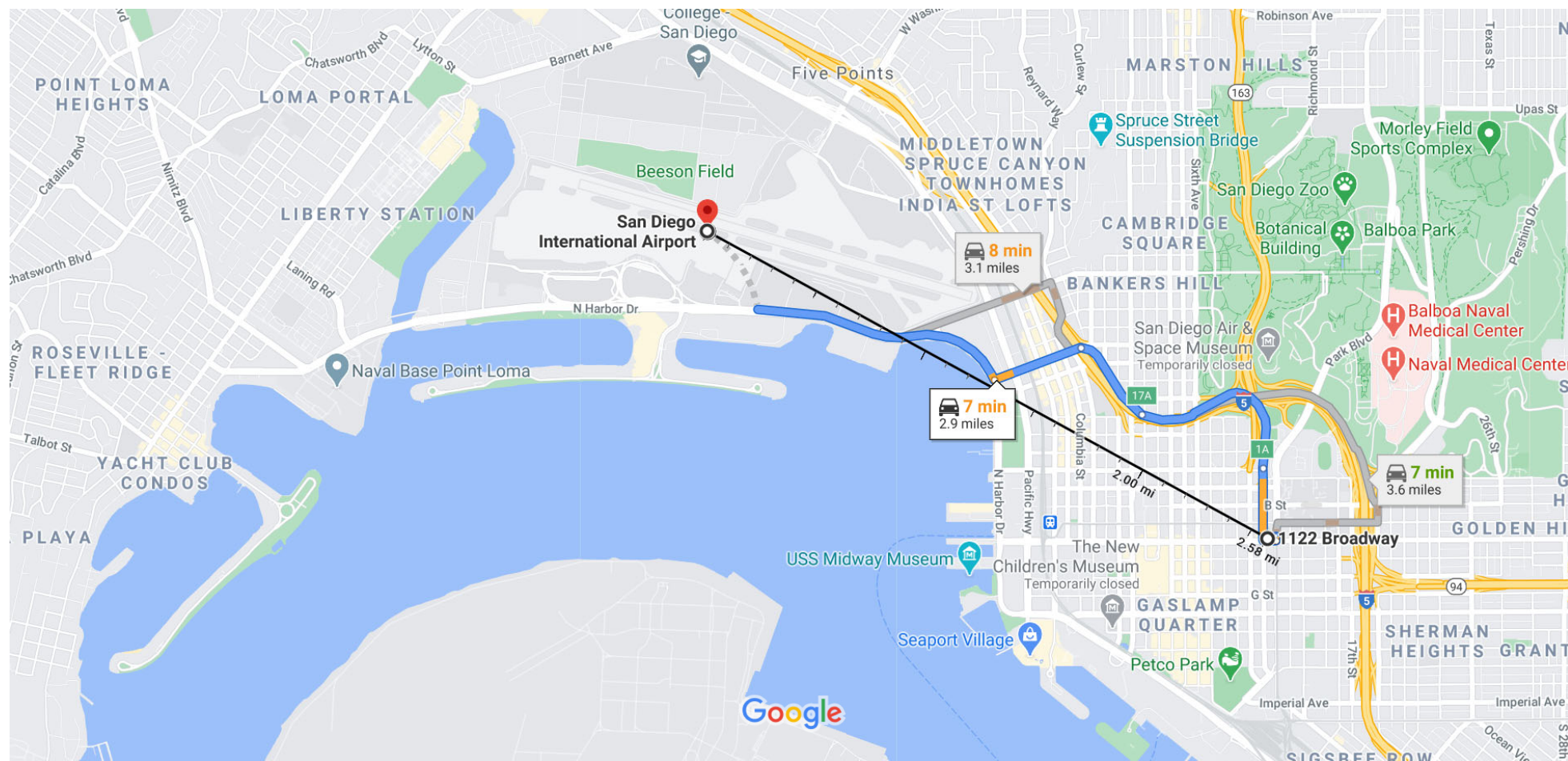
Name/Title: Rebecca Malone, AICP, Program Manager, Planning Department, City of San Diego

This original, signed document and related supporting material must be retained on file by the Responsible Entity in an Environmental Review Record (ERR) for the activity/project (ref: 24 CFR Part 58.38) and in accordance with recordkeeping requirements for the HUD program(s).



1122 Broadway, San Diego, CA 92101 to San Diego International Airport

Drive 2.9 miles, 7 min



Map data ©2021 Google 2000 ft



Wearing a mask in some public spaces is required due to COVID-19



via N Harbor Dr

7 min

Fastest route, despite the usual traffic

2.9 miles



via I-5 N and N Harbor Dr

7 min

3.6 miles



via W Laurel St and N Harbor Dr

8 min

Some traffic, as usual

3.1 miles

Explore San Diego International Airport



Restaurants



Hotels



Gas stations



Parking Lots



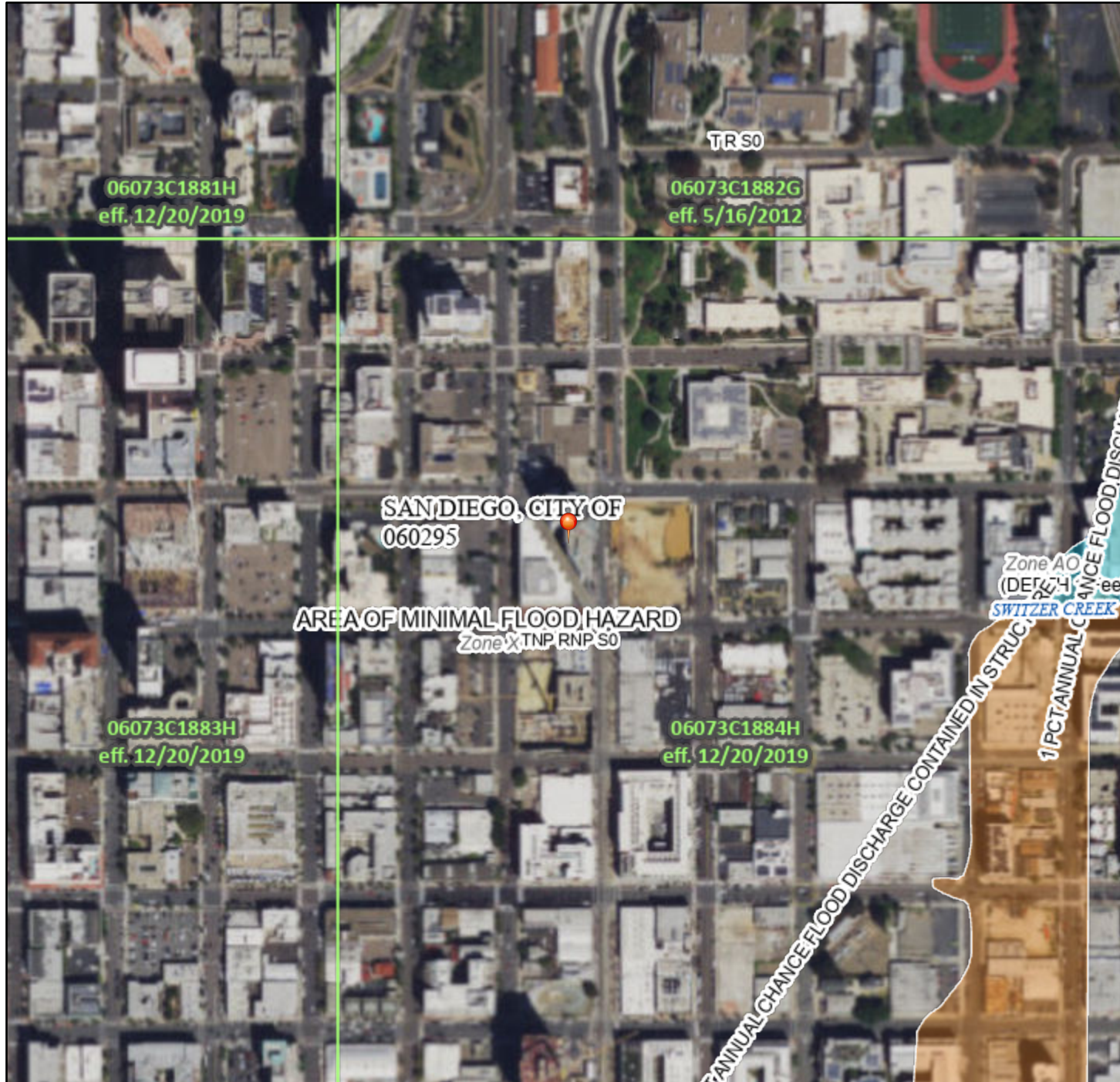
More

Measure distance
Total distance: 2.58 mi (4.15 km)

National Flood Hazard Layer FIRMeTte



117°9'34"W 32°43'14"N



0 250 500 1,000 1,500 2,000 Feet 1:6,000

Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard Zone D
		Channel, Culvert, or Storm Sewer
OTHER FEATURES		Levee, Dike, or Floodwall
		Cross Sections with 1% Annual Chance Water Surface Elevation
MAP PANELS		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
		Digital Data Available
		No Digital Data Available
		Unmapped



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **2/10/2021 at 12:22 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

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 ACCEPT ADDITIONAL FEDERAL EMERGENCY RENTAL ASSISTANCE (ERA1) FUNDS IN THE AMOUNT OF \$5,019,573.68 AND EXPEND THESE ERA1 FUNDS TO REPAY A PORTION OF A STATE OF CALIFORNIA RENTAL ASSISTANCE PROGRAM EMERGENCY RENTAL ASSISTANCE SHORT-TERM CASH FLOW LOAN AND RELATED ACTIONS.

WHEREAS, on February 9, 2022, the California Legislature enacted Senate Bill 115 (SB 115), authorizing the City of San Diego (City) to apply for State of California Rental Assistance Program (SRA) Emergency Rental Assistance Short-Term Cash Flow Loan Funds (SRA Loan Funds) to provide rent and utilities payments due on or before March 31, 2022 and administrative costs for eligible households with complete, eligible COVID-19 Housing Stability Assistance Program (HSAP) applications received by the San Diego Housing Commission (Housing Commission) on or before March 31, 2022; and

WHEREAS, the intent of SB 115 is to provide HSAP with temporary cash flow loans to maximize rent and utility relief to all eligible households as HSAP awaits additional federal funding from the United States Department of the Treasury's reallocated federal funds; and

WHEREAS, SB 115 provides that the California Department of Finance will forgive SRA Loan Funds allocated to HSAP up to an amount not covered by federal fund reallocations, if anticipated federal fund reallocations are not received by June 30, 2023, are insufficient to repay the loan, or if the federal funds cannot be utilized for reimbursements; and

WHEREAS, on April 19, 2022, the Housing Authority of the City of San Diego (Housing Authority) pursuant to Housing Authority Resolution HA-1943 (April 19, 2022), authorized the Housing Commission to accept and expend up to \$96,291,294.59 in SRA Loan Funds pursuant to SB 115 to support HSAP; and

WHEREAS, at the same meeting, the City Council of the City of San Diego pursuant to San Diego Resolution R-314075 (April 21, 2022) authorized the City to request an amount not to exceed \$96,291,294.59 in SRA Loan Funds from the State of California (State) pursuant to SB 115 to support HSAP, and authorized the City to accept, expend, and transfer to the Housing Commission an amount not to exceed \$96,291,294.59 in SRA Loan Funds to support HSAP; and

WHEREAS, on May 11, 2022, the Housing Commission temporarily suspended HSAP assistance payments because all funding allocated to HSAP was fully expended; and

WHEREAS, on June 28, 2022, the City transferred \$29.9 million in SRA Loan Funds to the Housing Commission that the City received from the State; and

WHEREAS, on June 29, 2022, the Housing Commission resumed disbursing HSAP assistance payments to eligible households, and anticipates all remaining assistance payments will be made by the end of August 2022 with some exceptions due to pending appeals; and

WHEREAS, on July 18, 2022, the United States Department of the Treasury awarded the City \$5,019,573.68 in reallocated federal Emergency Rental Assistance 1 (ERA1) funds to support HSAP; and

WHEREAS, on August 11, 2022, the City and Housing Commission requested the United States Department of the Treasury authorize the use of the federal ERA1 funds to repay a portion of the City's SRA Loan Funds balance; and

WHEREAS, if the United States Department of the Treasury does not authorize the use of the reallocated federal ERA1 funds to repay a portion of the City's SRA Loan Fund balance,

the Housing Commission is required to return the federal ERA1 funds to the United States Department of the Treasury because all remaining HSAP application obligations for eligible households are fully funded and will receive assistance by the end of August 2022; and

WHEREAS, 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) and (5); and

WHEREAS, City staff determined this activity is categorically excluded from the National Environmental Policy Act (NEPA) as not subject to Title 24 of the Code of Federal Regulations section 58.5 under Title 24 of the Code of Federal Regulations section 58.35(b) regarding approval of supplemental assistance to a previously approved project; and

WHEREAS, on August 19, 2022, the Housing Commission's Board of Commissioners voted in favor of recommending the Housing Authority approve the Housing Commission staff's recommended actions; and

WHEREAS, 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; NOW, THEREFORE,

BE IT RESOLVED, by the Housing Authority of the City of San Diego, as follows:

1. The Housing Commission is authorized to amend the Housing Commission Fiscal Year 2023 budget in the amount of \$5,019,573.68 in federal ERA1 funds to support HSAP.
2. The Housing Commission is authorized to accept and expend up to \$5,019,573.68 in federal ERA1 funds to repay a portion of the SRA Loan Fund balance pursuant to SB 115, contingent on the United States Department of the Treasury authorizing the use of ERA1 funds for this purpose.

3. The Housing Commission President and Chief Executive Officer (President and CEO), or designee, is authorized to modify HSAP, if necessary, but only if and to the extent that such changes comply with the terms of the executed amended Memorandum of Understanding between the City and Housing Commission for the oversight and administration of HSAP, and are necessary to fulfill and comply with federal and state funding requirements.

4. The President and CEO, or designee, is authorized to execute any documents and instruments that are necessary and appropriate to implement this Resolution, in a form and format approved by Housing Commission General Counsel, and to take such actions necessary and appropriate provided that a copy of the documents, signed as to form by General Counsel, are submitted to each Commissioner of the Housing Commission's Board of Commissioners in advance of approval for the designee to sign.

5. The Housing Commission staff will notify the Housing Authority and the San Diego City Attorney's Office about any subsequent amendments or modifications to HSAP and other required documents, including amendments to any documents.

APPROVED: MARA W. ELLIOTT, General Counsel

By _____
Justin R. Bargar
Deputy General Counsel

JRB:cw
08/23/2023
Or. Dept: SDHC
Doc. No. 3070558



The City of San Diego
Item Approvals

Item Subject: Authorization for the San Diego Housing Commission (Housing Commission) to Accept Additional Federal Emergency Rental Assistance (ERA1) Funds Allocated by the U.S. Department of the Treasury and Authorization to Expend These Funds to Repay State of California Rental Assistance (SRA) Program Emergency Rental Assistance Short-Term Cash Flow Loan Funds Awarded to the City of San Diego.

Contributing Department	Approval Date
DOCKET OFFICE	08/17/2022

Approving Authority	Approver	Approval Date
HOUSING COMMISSION FINAL DEPARTMENT APPROVER	MARSHALL, SCOTT	08/15/2022
EXECUTIVE VICE PRESIDENT	DAVIS, JEFF	08/17/2022
CITY ATTORNEY	BARGAR, JUSTIN	08/29/2022