

SAN DIEGO HOUSING COMMISSION

RESOLUTION NO. HC- 1914

DATE OF FINAL PASSAGE May 13, 2021

A RESOLUTION APPROVING A RESIDUAL RECEIPTS LOAN IN AN AMOUNT NOT TO EXCEED \$3,330,000 TO NCRC NSV A CALIFORNIA LIMITED PARTNERSHIP TO FACILITATE THE NEW CONSTRUCTION OF NESTOR SENIOR VILLAGE, A 73-UNIT, AFFORDABLE RENTAL HOUSING DEVELOPMENT FOR SENIORS EXPERIENCING HOMELESSNESS, LOCATED AT 1120 NESTOR WAY; AND RELATED ACTIONS.

WHEREAS, Nestor Senior Village is a proposed 73-unit affordable rental housing development for seniors age 55 and older experiencing homelessness, of which 35 units will be for seniors experiencing homelessness with serious mental illness, and one manager's unit.;

WHEREAS, on May 6, 2021, the San Diego Housing Commission (Housing Commission) Board of Commissioners heard and recommended that the Housing Commission make a loan of up to \$3,330,000 to finance the new construction of Nestor Senior Village, as more particularly described in the Housing Commission Report HCR21-054;

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 \$3,330,000 to facilitate the new construction of Nestor Senior Village on the terms and conditions more particularly described in Housing Commission Report HCR21-054.

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;
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 \$3,330,000 maximum Housing Commission loan amount 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 HCR21-054 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.

Federal funds 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 parties agree that the provision of any federal funds to the project is conditioned on the City of San Diego's determination to proceed with, modify, or cancel the project based on the results of a subsequent environmental review under NEPA. The Housing Commission received authorizations to use grant funds on March 11, 2021.

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 May 6, 2021, and finalized on May 13, 2021, 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>
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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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. 1914 passed and adopted by the San Diego Housing Commission on  
May 6, 2021, and finalized on May 13, 2021.

By:



**Scott Marshall**

Secretary of the San Diego Housing Commission