

SAN DIEGO HOUSING COMMISSION

RESOLUTION NO. HC - 1953

DATE OF FINAL PASSAGE June 10, 2022

A RESOLUTION APPROVING A RESIDUAL RECEIPTS LOAN IN AN AMOUNT NOT TO EXCEED \$3,950,000 TO MESSINA CIC, LP., TO FACILITATE THE ACQUISITION AND NEW CONSTRUCTION OF MESSINA SENIOR APARTMENTS, AN AFFORDABLE RENTAL HOUSING DEVELOPMENT AT 5255 MT. ETNA DRIVE, SAN DIEGO, CA 92117; AND RELATED ACTIONS

WHEREAS, Messina Senior Apartments is a proposed new construction affordable rental housing development at 5255 Mt. Etna Drive, San Diego, CA 92117, in the Clairemont Mesa Community Planning Area that will consist of 78 rental housing units that will remain affordable for 55 years for seniors age 62 and older with income from 30 percent to 80 percent of San Diego's Area Median Income and one unrestricted manager's unit;

WHEREAS, on June 10, 2022, the Board of Commissioners of the Housing Commission heard and recommended that the Housing Commission make a loan of up to \$3,950,000 to Messina CIC, LP., a California Limited Partnership, as more particularly described in the Housing Commission Report HCR22-090;

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 \$3,950,000 to facilitate the new construction of Messina Senior Apartments on the terms and conditions more particularly described in Housing Commission Report HCR22-090.

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 \$3,950,000 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 HCR22-090 are covered under the following:

California Environmental Quality Act. On January 14, 2020, the County of San Diego, as the Lead Agency, certified EIR (SCH No. 2018091016) for the Mount Etna Community Plan Amendment and Rezone project, and adopted a Mitigation, Monitoring, and Reporting Program. Pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15096, the City, as a Responsible Agency, considered the EIR (SCH No. 2018091061). City staff determined that the plan amendments, code amendments, and rezone are covered by EIR SCH No. 2018091016 in accordance with CEQA Guidelines Section 15162 (a): 1) No substantial changes are proposed in the project which would require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified

significant effects; (2) No substantial changes have occurred with respect to the circumstances under which the project is undertaken which would require major revisions to the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; and (3) There is no new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified, that shows any of the circumstances described in CEQA Guidelines 15162(3)(A) - (D). Therefore, no subsequent environmental document is required, in that no new additional impacts and/or mitigation measures are required beyond those that were analyzed in the original environmental document. All of the impacts were adequately addressed and disclosed in the previously certified EIR.

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).

Approved as to Form  
Christensen & Spath

DocuSigned by:

By Charles B. Christensen

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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 10, 2022.


DocuSigned by:

By Scott Marshall

Scott Marshall

Vice President, Communications &  
Government Relations

Approved: June 28, 2022

DocuSigned by:  
  
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DocuSigned by:  
Jeff Davis

Interim President & Chief Executive Officer  
San Diego Housing Commission

Passed and adopted by the San Diego Housing Commission on June 10, 2022, and finalized on June 17, 2022, 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"/>
Melinda K. Vásquez	<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:**

**Jeff Davis**

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Interim President & Chief Executive Officer of the  
San Diego Housing Commission [seal]

I HEREBY CERTIFY that the above and foregoing is a full, true and correct copy of  
RESOLUTION NO. 1953 passed and adopted by the San Diego Housing Commission on  
June 10, 2022, and finalized on June 17, 2022.

By: DocuSigned by:  
*Scott Marshall*  
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**Scott Marshall**  
Secretary of the San Diego Housing Commission