

SAN DIEGO HOUSING COMMISSION

RESOLUTION NO. HC - 1951

DATE OF FINAL PASSAGE June 10, 2022

A RESOLUTION APPROVING A RESIDUAL RECEIPTS LOAN IN AN AMOUNT NOT TO EXCEED \$3,379,200 TO NAVAJO ROAD HOUSING ASSOCIATES, L.P., (NRHA) TO FACILITATE THE ACQUISITION AND NEW CONSTRUCTION OF NAVAJO FAMILY APARTMENTS, AN AFFORDABLE RENTAL HOUSING DEVELOPMENT AT 7005 NAVAJO ROAD, SAN DIEGO, CA 92119; AND RELATED ACTIONS

WHEREAS, Navajo Family Apartments is a proposed new construction affordable rental housing development at 7005 Navajo Road, San Diego, CA 92119, in the San Carlos neighborhood that will consist of 44 rental housing units that will remain affordable for 55 years for households with income from 30 percent to 60 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 \$3,379,200 to Navajo Road Housing Associates, L.P. (NRHA), a California Limited Partnership, as more particularly described in the Housing Commission Report HCR22-089;

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 \$3,379,200 to facilitate the new construction of Navajo Family Apartments on the terms and conditions more particularly described in Housing Commission Report HCR22-089.

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

1. Execute any and 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 \$3,379,200 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 & 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 HCR22-089 are covered under the following:

This project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15300.1, Relation to Ministerial Projects. Section 21080 of the Public Resources Code exempts from the application of CEQA those projects over which public agencies exercise only ministerial authority. The City of San Diego Development Services Department has provided the developer with verification of zoning & land use entitlements indicating the building permit's ministerial approval.

National Environmental Policy Act. Federal funds will constitute a portion of the funding for this 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 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:
Scott Marshall
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Scott Marshall
Vice President, Communications &
Government Relations

Approved: June 28, 2022

DocuSigned by:
Jeff Davis
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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:

	Yeas	Nays	Excused	Not Present
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

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. 1951 passed and adopted by the San Diego Housing Commission on
June 10, 2022, and finalized on June 17, 2022.

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