

RESOLUTION NUMBER R- 314193

DATE OF FINAL PASSAGE JUL 11 2022

A RESOLUTION OF THE COUNCIL OF THE CITY OF SAN DIEGO RATIFYING THE CITY OF SAN DIEGO'S APPROVAL OF A JOINT APPLICATION WITH THE DEVELOPER OF THE 13TH & BROADWAY AFFORDABLE HOUSING PROJECT, OR ITS DEVELOPMENT DESIGNEE, FOR A LOAN AND A GRANT FROM THE AFFORDABLE HOUSING AND SUSTAINABLE COMMUNITIES PROGRAM IN THE AGGREGATE AMOUNT OF \$20 MILLION, AND APPROVING THE SUBSTITUTION OF CHELSEA INVESTMENT CORPORATION AS PROJECT SPONSOR.

WHEREAS, the Affordable Housing and Sustainable Communities (AHSC) Program, established under Division 44, Part 1 of the Public Resources Code section 75200 et seq., funds certain types of project areas by providing grants and/or loans that will achieve greenhouse gas emissions reductions and benefit disadvantaged communities by increasing accessibility of affordable housing and sustainable transportation; and

WHEREAS the AHSC Program is administered by the Strategic Growth Council (SGC) and implemented by the California Department of Housing and Community Development (Department); and

WHEREAS, the State of California, SGC, and the Department issued a Notice of Funding Availability under the AHSC Program dated November 1, 2018 (NOFA), with an application deadline of February 11, 2019; and

WHEREAS, on February 11, 2019, the City entered into a Disposition and Development Agreement with Chelsea Investment Corporation, a California corporation (Developer), to develop an affordable housing project located at 1320 Broadway, San Diego, 92101, and commonly known as 13th and Broadway in the Centre City Redevelopment Project Area (Project); and

WHEREAS, City Council approved a Joint Application with Developer, or its development designee, to apply for \$20 million in AHSC Program funds under Resolution R-312207; and

WHEREAS, Developer identified SVDP Management, Inc. (SVDP) as the project sponsor and managing general partner in the joint application with City; and

WHEREAS, Developer, or development designee, was awarded \$20 million in AHSC Program funds, with Developer receiving \$13.7 million as a loan for the Project (AHSC Loan), and the City receiving as a grant \$6.3 million for Housing-Related Infrastructure, Sustainable Transportation Infrastructure (STI), Transit-Related Amenities (TRA), or Program (PGM) activities (collectively, AHSC Grant) that is anticipated to be used for construction of the Downtown Mobility Plan improvements and transportation-related programs; and

WHEREAS, Developer will serve as project sponsor and joint applicant, and shall designate Alpha Project for the Homeless, a California nonprofit public benefit corporation (Alpha) to serve as project co-sponsor; and

WHEREAS, Developer will serve as project sponsor and joint applicant; and

WHEREAS, the Department has been informed and conditionally approved of the proposed change, and requests that City prepare and approved an updated resolution reflecting these changes; NOW, THEREFORE,

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

1. The City Council finds and determines that all recitals set forth in this Resolution are true and correct and fully incorporated in this Resolution.
2. The City Council ratifies its prior action approving a joint application with Developer of the 13th and Broadway Housing Project to the AHSC program.

3. The City Council approves the removal of SVDP as joint applicant and project sponsor.
4. The City Council approves the designation of Alpha as joint applicant and project sponsor.
5. The City Council affirms its direction that the Mayor, or designee, is authorized and directed to apply, jointly, with Developer, to the Department for the AHSC Program funds and execute and submit the AHSC Program application as detailed in the NOFA for a total amount not to exceed \$20 million.
6. The Mayor, or designee, is authorized to enter into and execute the Standard Agreement and any and all documents necessary or appropriate to secure the AHSC Program funds from the Department.

APPROVED: MARA W. ELLIOTT, City Attorney

By /s/ Katherine A. Malcolm  
Katherine A. Malcolm  
Deputy City Attorney

KAM: cc  
3/22/2022  
Or.Dept: Economic Dev't  
Doc. No.: 2924238

I certify that the foregoing Resolution was passed by the Council of the City of San Diego, at this meeting of JUN 27 2022.

ELIZABETH S. MALAND  
City Clerk

By Kristell Medina  
Deputy City Clerk

Approved: 7/11/22  
(date)

Todd Gloria  
TODD GLORIA, Mayor

Vetoed: \_\_\_\_\_  
(date)

\_\_\_\_\_  
TODD GLORIA, Mayor

Passed by the Council of The City of San Diego on JUN 27 2022, by the following vote:

Councilmembers	Yeas	Nays	Not Present	Recused
Joe LaCava	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Jennifer Campbell	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Stephen Whitburn	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Monica Montgomery Steppe	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Marni von Wilpert	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Chris Cate	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Raul A. Campillo	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Vivian Moreno	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sean Elo-Rivera	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Date of final passage JUL 11 2022.

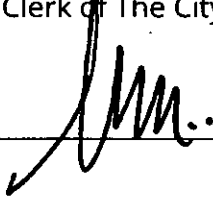
**(Please note: When a resolution is approved by the Mayor, the date of final passage is the date the approved resolution was returned to the Office of the City Clerk.)**

AUTHENTICATED BY:

TODD GLORIA  
Mayor of The City of San Diego, California.

(Seal) .....

ELIZABETH S. MALAND  
City Clerk of The City of San Diego, California.

By , Deputy

Office of the City Clerk, San Diego, California

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