

#332
11-15-2022

(R-2023-240)

RESOLUTION NUMBER R- 314467

DATE OF FINAL PASSAGE NOV 28 2022

A RESOLUTION OF THE COUNCIL OF THE CITY OF
SAN DIEGO PURSUANT TO SECTION 147(f) OF THE
INTERNAL REVENUE CODE OF 1986 APPROVING
THE ISSUANCE OF TAX-EXEMPT BONDS OR
NOTES BY THE HOUSING AUTHORITY OF THE CITY
OF SAN DIEGO FOR CORTEZ HILL APARTMENTS.

WHEREAS, the Housing Authority of the City of San Diego (Authority) intends to issue not to exceed \$19,305,000 aggregate principal amount of multifamily housing revenue bonds or notes, the interest on which is intended to be tax-exempt (Bonds), to finance or refinance the acquisition, construction and equipping of a multifamily rental housing project in the City of San Diego (City) described in the Notice of Public Hearing attached as Exhibit A (Project); and

WHEREAS, in order for interest on the Bonds to be tax-exempt, section 147(f) of the Internal Revenue Code of 1986 (Code) requires that the Bonds be approved by the Council of the City of San Diego (City Council) as the applicable elected representative after a public hearing following reasonable public notice; and

WHEREAS, one or more notice(s) of a public hearing with respect to the proposed issuance of the Bonds were timely published in accordance with section 147(f) of the Code; and

WHEREAS, on October 13, 2022, the San Diego Housing Commission (Housing Commission) held on behalf of the City, under authority delegated to the Housing Commission by the City, a public hearing in accordance with all applicable law and an

opportunity was provided at such hearing for interested persons to express their views on the issuance of the Bonds and on the nature and location of the Project; and

WHEREAS, the Office of the City Attorney has drafted this resolution based on the information provided by Housing Commission staff, including information provided by affected third parties and verified by Housing Commission staff, with the understanding that this information is complete, true, and accurate; NOW, THEREFORE,

BE IT RESOLVED, by the City Council, as the applicable elected representative under section 147(f) of the Code, as follows:

1. The plan of financing for the issuance of the Bonds (together with a like amount of refunding obligations) by the Authority is approved.
2. The City does not warrant the creditworthiness of the Bonds or guarantee, in any way, the payment of the Bonds. No moneys of the City will be pledged or applied to the repayment of the Bonds.

APPROVED: MARA W. ELLIOTT, City Attorney

By: /s/ Marguerite E. Middaugh
Marguerite E. Middaugh
Deputy City Attorney

MEM:jdf
10/26/2022
Or.Dept: Housing Authority
Doc. No.: 3125602

I certify that this Resolution was passed by the Council of the City of San Diego, at the meeting of NOV 15 2022,

ELIZABETH S. MALAND
City Clerk

By Connie Patterson
Deputy City Clerk

Approved: 11/24/22
(date)

Todd Gloria
TODD GLORIA, Mayor

Vetoed: _____
(date)

TODD GLORIA, Mayor

EXHIBIT A

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the San Diego Housing Commission of the City of San Diego (SDHC) on October 13, 2022, at the hour of 9:00 a.m. or as soon thereafter as the matter may be heard, will hold a public hearing in accordance with section 147(f) of the Internal Revenue Code of 1986 with respect to the proposed issuance by the Housing Authority of the City of San Diego, pursuant to a plan of financing, of its tax-exempt multifamily housing revenue bonds or notes, in the maximum amount set forth below (together with a like amount of refunding obligations) in order to finance the acquisition, construction, and equipping of the multifamily rental housing development described in the following table (Project):

Name	Location	Number of Units	Aggregate Maximum Bond Amount
Cortez Hill Apartments	A parcel situated south of Beech Street, west of Cabrillo Freeway, north of Ash Street and east of Ninth Avenue in the City of San Diego, California	88 (including 1 manager's unit)	\$19,305,000

For details on how to participate in the public hearing and provide comments, see “Public Hearing Access Details” below.

The owner of the Project is expected to be Beech Street Housing Associates, L.P., a California limited partnership, or another limited partnership to be formed by Community HousingWorks, a California nonprofit public benefit corporation (CHW). CHW or an affiliate will operate the Project when complete. Eighty-seven of the residential units in the Project are to be income and rent restricted and will be occupied by extremely low-income tenants at affordable rents.

Public Hearing Access Details

Until further notice, San Diego Housing Commission (SDHC) Board of Commissioners (Board) meetings will be conducted pursuant to the provisions of California Government Code section 54953(e), added by Assembly Bill 361, which allows the SDHC Board to use teleconferencing and to provide the public an opportunity to address the SDHC Board via a call-in option or an internet-based service option, during a proclaimed state of emergency when measures to promote social distancing are in effect or the San Diego City Council has determined meeting in person would present imminent risks to the health or safety of attendees. The San Diego City Council on September 13, 2022, declared an existing proclaimed state of emergency continues to directly impact the ability of members to meet safely in person and that their finding applies to all boards, commissions, and committees of the City of San Diego.

During the current State of Emergency and in the interest of public health and safety, most—and most likely all—of the SDHC Commissioners, General Counsel and staff will be participating in SDHC Board meetings by video conference. There will be no members of the public in attendance at the SDHC Board meetings. We are providing alternatives to in-person attendance for viewing and participating in SDHC Board meetings.

In lieu of in-person attendance, members of the public may participate and provide comments in the following manner:

Phone in Testimony:

Members of the public can listen to the SDHC Board meeting and offer public comment on items on the Agenda or during Non-Agenda Public Comment by calling into the meeting on the following toll-free number: (833) 548-0276. When prompted, input **Meeting ID: 927 5550 5703**. A Participant ID is not required. When a Participant ID is requested, **press #**.

Members of the public will remain muted until they are called upon to speak.

When the comment period for Non-Agenda Public Comment is introduced, or when the comment period is introduced for the specific Agenda Item on which you would like to comment, **press *9 on your phone to raise your hand** to speak on that item.

When you are called upon to speak, **press *6 on your phone to unmute** yourself and begin providing your comments. SDHC staff are not able to unmute callers. State your name for the record and the item you are commenting on, and make your comments within the time allotted by the SDHC Board. You may only speak once on a particular item.

When your time has ended, please mute yourself. If you wish to speak on other items on the Agenda or for other comment periods, please press *9 to raise your hand again when those items or comment periods are introduced.

Written Comment through Webform:

Written Comment on Agenda Items must be submitted using the SDHC Board meeting public comment webform (<https://www.sdhc.org/sdhc-board-agenda-comment-form/>), and indicating the agenda item number for which you wish to submit your comment. Only comments submitted no later than 4 p.m. the day prior to the meeting using the public comment webform will be eligible to be read into the record. If you submit more than one form per item, only one will be read into the record. All other comments submitted, including those received after 4 p.m. the day prior and before 8 a.m. the day of the meeting, will be provided to the SDHC Commissioners and posted online with the meeting materials. All comments are limited to 1,250 characters (approximately 200 words). Comments submitted after 8 a.m. the day of the meeting but before the item is called will be submitted into the written record for the relevant item. If you have an attachment to your comment, you may send it to sdhcdoctinfo@sdhc.org, and it will be distributed to the SDHC Commissioners.

Viewing the Meeting

The public may view and listen to the SDHC Board meetings through livestreaming on SDHC's website. Click on "Watch the Video" near the bottom of the SDHC Board of Commissioners page on the website: <https://www.sdhc.org/governancelegislativeaffairs/sdhc-board-ofcommissioners/>.

Dated: October 6, 2022

San Diego Housing Commission

Passed by the Council of The City of San Diego on NOV 15 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 NOV 28 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 Connie Patterson Deputy

Office of the City Clerk, San Diego, California

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