

#5501
12/14/2021

(R-2022-173)

RESOLUTION NUMBER R- 313854

DATE OF FINAL PASSAGE DEC 17 2021

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 BONDS OR NOTES BY THE HOUSING AUTHORITY OF THE CITY OF SAN DIEGO FOR RB RADISSON HOTEL CONVERSION APARTMENTS (ALSO REFERRED TO AS RANCHO BERNARDO SENIOR HOUSING AND/OR TIZON APARTMENTS)

WHEREAS, the Housing Authority of the City of San Diego (Authority) intends to issue not to exceed \$32,500,000 aggregate principal amount of multifamily housing revenue bonds or notes (Bonds) in one or more series from time to time pursuant to a plan of finance, to finance or refinance the acquisition, construction and equipping of a multifamily rental housing development in the City of San Diego (City) as described in the Notice of Public Hearing attached as Exhibit A hereto, known or referred to as RB Radisson Hotel Conversion Apartments, and also referred to from time to time as "Rancho Bernardo Senior Housing" or "Tizon Apartments" (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 said section 147(f); and

WHEREAS, applicable guidance from the Internal Revenue Service requires that the opportunity to be heard provided to the public via telephonic means utilize a toll-free number; and

WHEREAS, on April 2, 2021, the San Diego Housing Commission (the "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;

NOW, THEREFORE, BE IT RESOLVED, by the City Council, as the applicable elected representative under section 147(f) of the Code, that a plan of financing for the issuance of the Bonds (together with a like amount of refunding obligations) by the Authority is approved.

BE IT FURTHER RESOLVED, that 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
11/17/2021
Or.Dept: Housing Authority
Doc. No.: 2817674

I hereby certify that the foregoing Resolution was passed by the Council of the City of San Diego,
at this meeting of DEC 14 2021.

ELIZABETH S. MALAND, City Clerk

By: Connie Patterson
Deputy City Clerk

Approved: 12/17/21
(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 on April 2, 2021, 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, rehabilitation and equipping of the multifamily rental housing development described in the following table (Project):

<u>Name</u>	<u>Location</u>	<u>Number of Units</u>	<u>Maximum Bond Amount</u>
RB Radisson Hotel	11520 West Bernardo Court Street, San Diego, CA 92127 (parcel #678-251-13-00)	178 (including 3 manager's units)	\$32,500,000

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 a to-be formed California limited partnership, or another limited partnership to be formed by Affirmed Housing Group, Inc., (Affirmed). Affirmed or an affiliate will operate the Project when complete. One Hundred and seventy five (175) of the residential units in the Project are to be income and rent restricted and will be occupied by low- or very low-income tenants at affordable rents.

Public Hearing Access Details

Housing Commission Board meetings will be conducted pursuant to the provisions of California Executive Order 29-20, which suspends certain requirements of the Ralph M. Brown Act.

During the current State of Emergency and in the interest of public health and safety, most—and possibly all—of the Board Members will be participating in the meeting by video conference. In accordance with the Executive Order, there will be no members of the public participating in person at the Housing Commission Board Meetings. The Housing Commission is providing alternatives to in-person attendance for viewing and participating in the meetings.

In lieu of in-person attendance, members of the public may participate and provide comment via telephone toll-free or by using the Housing Commission webform, email submission or via U.S. Mail of written materials, as follows:

Phone in Testimony:

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, please call the following toll-free number: **(833) 610-2513**. Wait until you are called upon to speak. Then 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. When your time has ended, please hang up your call. If you wish to speak on other items on the Agenda or for other comment periods, please call back when those items or comment periods are introduced. Please monitor the meeting 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/governance-legislativeaffairs/sdhc-board-of-commissioners/>

Written Comment through Webform:

Written Comment on Agenda Items must be submitted using the SDHC Board meeting public comment webform, 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.

Non-Agenda Written Public Comment must be submitted using the SDHC Board meeting public comment webform, checking the appropriate box, no later than 8 a.m. the day of the meeting to be eligible to be read into the record. The first 30 comments received by 8 a.m. will be read into the record. The maximum number of comments to be read into the record on a single issue will be 16. All other comments submitted, including those received after 8 a.m. the day of the meeting, will be provided to the SDHC Commissioners. All comments are limited to 1,250 characters (approximately 200 words).

Closed Session Written Public Comment must be submitted using the SDHC Board meeting public comment webform no later than 4 p.m. the day prior to the posted meeting to be eligible to 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).

If you have an attachment to your comment, you may send it to sdhcdoCKETinfo@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/governance-legislativeaffairs/sdhc-board-ofcommissioners/>

Dated: March 25, 2021

San Diego Housing Commission

Passed by the Council of The City of San Diego on DEC 14 2021, 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 DEC 17 2021.

(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
Resolution Number R- 313854