

**COUNTY OF SAN DIEGO
BOARD OF SUPERVISORS
TUESDAY, MAY 19, 2026**

MINUTE ORDER NO. 16

SUBJECT: APPROVE THE ISSUANCE OF REVENUE OBLIGATIONS BY THE CALIFORNIA ENTERPRISE DEVELOPMENT AUTHORITY FOR THE BENEFIT OF CARDIFF ORTHODOX HOUSING FOUNDATION AND/OR A SUCCESSOR ENTITY IN AN AGGREGATE MAXIMUM STATED PRINCIPAL AMOUNT NOT TO EXCEED \$30,000,000 (DISTRICT: 3)

OVERVIEW

The County of San Diego (County) has received a request from the California Enterprise Development Authority (“CEDA” or “Authority”) to conduct a public hearing as required by the Internal Revenue Code and to approve the Authority’s issuance of one or more series of tax-exempt and/or taxable revenue obligations in an aggregate principal amount not to exceed \$30,000,000 (the “Revenue Obligations”), for the benefit of Cardiff Orthodox Housing Foundation, a California nonprofit religious corporation or a related or successor entity (the “Borrower”).

The Borrower has applied for the financial assistance of the Authority. The Authority will loan the proceeds of the Revenue Obligations to the Borrower pursuant to one or more loan agreements (the “Loan Agreement”). The proceeds of the Revenue Obligations will be applied by the Borrower to finance, refinance and/or reimburse the cost of acquisition, development, construction, equipping and furnishing of a 61-unit, multi-family, senior housing project located at 3453, 3455 and 3457 Manchester Avenue, Cardiff by the Sea, California 92007 (the “Project”). A portion of the proceeds of the Revenue Obligations will be used to pay the costs of issuance and other related costs in connection with the financing. The Borrower is an organization described in Section 501(c)(3) of the Internal Revenue Code of 1986 (the “Code”) and will own and operate the Project in connection with its mission of providing suitable independent housing for the elderly in a community where they can also receive social, recreational and religious support. The Revenue Obligations will be paid entirely from repayments by the Borrower under the Loan Agreement.

On May 18, 2021 (11), pursuant to Resolution 21-065, the Board of Supervisors approved the issuance of revenue obligations by the Authority for the benefit of the Borrower to facilitate the construction of the Project. The Revenue Obligations were acquired by First Republic Bank (“First Republic”) on October 18, 2021. Due to delays encountered in the approval of a required lot line adjustment and the collapse of First Republic in early 2023, the Borrower was not able to complete the Project as originally contemplated. In addition, since the initial financing, the cost of constructing the Project has increased considerably, requiring the Borrower to seek additional funding to complete the Project. Over the last several years, the Borrower has worked diligently to bring the Project to fruition and secured a commitment from JPMorgan Chase Bank, N.A. (“JPMorgan”) for the additional funding.

On November 18, 2025 (11), pursuant to Resolution 25-126, the Board of Supervisors approved the issuance of revenue obligations by the Authority for the benefit of the Borrower in an amount not to exceed \$25,000,000 to facilitate the construction of the Project. After extensive negotiations, the Borrower and JPMorgan were unable to agree on the terms of the additional financing. In view of the importance of the Project to the community, the Borrower sought out a different funding source for the Project and has secured a commitment from 1st Century Bank (“Century Bank”) to provide funding for the Project. Due to the additional lapse of time and the impact of additional costs to complete the

Project, Century Bank has agreed to provide increased funding for the Project which necessitates a new approval by the Board of Supervisors. The proposed approval amount of \$30,000,000 sufficiently covers the amount of funding to be provided by Century Bank for the Project.

The Authority is authorized to assist in financing of nonprofit public benefit organizations or for-profit corporations with a public benefit project wishing to issue or reissue bonds, notes or other evidences of indebtedness, including the Borrower. In order to initiate such a financing, the Borrower is asking the County, a member jurisdiction in which the Project is located to approve the Authority's issuance of the Revenue Obligations. Although the Authority will be the issuer of the Revenue Obligations for the Borrower, the financing cannot proceed without the approval of one of the applicable legislative bodies.

Today's recommendations will provide the Authority with the required authorization to pursue its determination to issue the Revenue Obligations on behalf of the Borrower.

RECOMMENDATION(S)
CHIEF ADMINISTRATIVE OFFICER

Adopt a Resolution entitled:

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF SAN DIEGO
APPROVING THE ISSUANCE OF CALIFORNIA ENTERPRISE DEVELOPMENT AUTHORITY
REVENUE OBLIGATIONS IN AN AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED
\$30,000,000 FOR THE PURPOSE OF FINANCING AND/OR REFINANCING THE ACQUISITION,
DEVELOPMENT, CONSTRUCTION, EQUIPPING AND FURNISHING OF MULTIFAMILY
SENIOR HOUSING FACILITIES

EQUITY IMPACT STATEMENT

This financing will help in the creation of a new quality, affordable 61-unit senior housing facility in San Diego County. The bonds issued will be used to finance, refinance and/or reimburse the cost of acquisition, development, construction, equipping and furnishing of the property located at 3453, 3455 and 3457 Manchester Avenue, Cardiff by the Sea, California 92007. This project will improve the health of the community by providing quality senior affordable housing in the county.

SUSTAINABILITY IMPACT STATEMENT

The proposed action would result in economic, social, and educational benefits for the community, and will contribute to the County of San Diego Sustainability Goal No. 2, providing just and equitable access, by allowing the Borrower to provide safe housing for the elderly, low-income underserved communities of San Diego County.

FISCAL IMPACT

If approved, the proposal will result in approximately \$991 of unanticipated revenue to be used to reimburse the County of San Diego (County) for staff time associated with this non-County financing. There will be no change in net General Fund cost and no additional staff years.

The Borrower will be responsible for the payment of all present and future costs in connection with the financing. The County will incur no obligation of indebtedness as a result of these actions.

BUSINESS IMPACT STATEMENT

N/A

ACTION:

ON MOTION of Supervisor Desmond, seconded by Supervisor Montgomery Steppe, the Board of Supervisors took action as recommended, on Consent, adopting Resolution No. 26-048, entitled: RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF SAN DIEGO APPROVING THE ISSUANCE OF CALIFORNIA ENTERPRISE DEVELOPMENT AUTHORITY REVENUE OBLIGATIONS IN AN AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED \$30,000,000 FOR THE PURPOSE OF FINANCING AND/OR REFINANCING THE ACQUISITION, DEVELOPMENT, CONSTRUCTION, EQUIPPING AND FURNISHING OF MULTIFAMILY SENIOR HOUSING FACILITIES.

AYES: Aguirre, Anderson, Montgomery Steppe, Desmond

ABSENT: Lawson-Remer

State of California)
County of San Diego)

I hereby certify that the foregoing is a full, true and correct copy of the Original entered in the Minutes of the Board of Supervisors.

ANDREW POTTER
Clerk of the Board of Supervisors



Signed
by Andrew Potter