



SAN DIEGO
HOUSING
COMMISSION

AGENDA

SAN DIEGO HOUSING COMMISSION
REGULAR MEETING AGENDA
NOVEMBER 17, 2017, 9:00 A.M.
SMART CORNER
4TH FLOOR CONFERENCE ROOM
1122 BROADWAY
SAN DIEGO, CALIFORNIA 92101

Chair Frank Urtasun
Vice Chair Dorothy Surdi
Commissioner Stefanie Benvenuto
Commissioner Margaret Davis
Commissioner Kellee Hubbard
Commissioner Ben Moraga
Commissioner Tim Walsh

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ITEMS

10 CALL TO ORDER

20 NON-AGENDA PUBLIC COMMENT

At this time, individuals may address the San Diego Housing Commission (Housing Commission) on any subject in its area of responsibility that is not presently pending before the Housing Commission. Communications are limited to three minutes. Pursuant to the Brown Act, the Housing Commission can take no action. Please fill out a Speaker Request Form and submit it to the secretary prior to the meeting.

30 COMMISSIONER COMMENTS

40 REPORT BY THE PRESIDENT & CHIEF EXECUTIVE OFFICER



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50 APPROVAL OF THE MINUTES

October 6, 2017, Regular Meeting
November 3, 2017, Special Meeting

ADOPTION AGENDA – CONSENT

Members of the public may cause an item to be pulled from the Consent Agenda by submitting a Speaker Request Form prior to the meeting. The item will then be discussed separately, and public testimony will be taken.

All of the actions of the Housing Commission Board listed in the agenda are final seven days after Housing Commission Board action unless the Housing Authority of the City of San Diego asks to review the decision of the Housing Commission Board within the seven day period.

100 [HCR17-080](#) [2018 San Diego Housing Commission Board Meeting Schedule](#)

That the San Diego Housing Commission (Housing Commission) Board approve the 2018 meeting schedule (Attachment 1) that includes 10 scheduled meetings to be held at the Housing Commission’s office building.

101 [HCR17-084](#) [2018 Procurement of Workers' Compensation Insurance Coverage](#)

That the San Diego Housing Commission (Housing Commission) approve the procurement of the Housing Commission’s required workers’ compensation insurance coverage for the calendar year January 1, 2018, to December 31, 2018, from the California Housing Workers’ Compensation Authority (CHWCA) in an amount not to exceed \$363,000, a 10 percent increase from last year’s premium, due to the Housing Commission’s increase in personnel and associated salary costs.

102 [HCR17-092](#) [Authorization for Executive Director of Housing Authority’s Referral of Items to Housing Authority in Special Circumstances](#)

That the San Diego Housing Commission (Housing Commission) authorize the Executive Director of the Housing Authority, or designee, to refer matters, which require Housing Authority approval, directly to the Housing Authority without action by the Housing Commission Board, by giving a notice to the Housing Commission Board before the referral of the item, in the following instances:



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- a) Where time is of the essence, due to legal or other time constraints, and where there is not sufficient time to schedule a meeting of the Housing Commission Board to hear the matter in advance of the Housing Authority action, on advice of General Counsel; or
- b) Where there is a conflict or conflicts of interest at the Housing Commission Board level, based upon the advice of General Counsel that will not allow the Housing Commission Board to hear a matter.

**103 [HCR17-090 Multifamily Housing Revenue Bonds Program Policy Amendments](#)
*Requires Housing Authority approval***

That the Housing Commission recommend that the Housing Authority of the City of San Diego approve an amended bond policy, attached to the Board report, that is required to bring the Housing Authority's policy into conformance with applicable law.

**104 [HCR17-083 Final Bond Authorization for Fairmount Family Housing](#)
*Requires Housing Authority approval***

That the San Diego Housing Commission (Housing Commission) recommend that the Housing Authority of the City of San Diego (Housing Authority) authorize the issuance of up to \$22,000,000 in tax-exempt Multifamily Housing Revenue Bonds to facilitate Fairmount Family Housing L.P.'s new construction of 79 affordable rental units for low-income families, including 8 units for homeless veterans, to be located at 6121 Fairmount Avenue, San Diego, which will remain affordable for 55 years.

**105 [HCR17-091 Final Bond Authorization for Hollywood Palms II Apartments](#)
*Requires Housing Authority approval***

That the San Diego Housing Commission (Housing Commission) recommend that the Housing Authority of the City of San Diego (Housing Authority) authorize the issuance of up to \$21,000,000 in tax-exempt Multifamily Housing Revenue Bonds, to facilitate San Diego/Fox Hollow II LP's acquisition and rehabilitation of Hollywood Palms II Apartments, a 94-unit multifamily rental housing development, located at 4372 Home Avenue, San Diego, in the City Heights neighborhood, which will remain affordable for 55 years

**106 [HCR17-089 Preliminary Bond Authorization for Playa del Sol](#)
*Requires Housing Authority approval***

1. That the San Diego Housing Commission (Housing Commission) recommend that the Housing Authority of the City of San Diego (Housing Authority) approve initial steps to issue Housing Authority tax-exempt Multifamily Housing Revenue Bonds for this development, including:



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- a) Issue a bond inducement resolution (Declaration of Official Intent) for up to \$11,500,000 in tax-exempt Multifamily Housing Revenue Bonds for new construction of Playa del Sol (Playa), 42 affordable rental housing units for low-income families, to be located on a vacant site at Ocean View Hills Parkway, San Diego, 92154, which will remain affordable for 55 years;
 - b) Authorize an application (and subsequent applications if necessary) to the California Debt Limit Allocation Committee (CDLAC) for an allocation of authority to issue tax-exempt Multifamily Housing Revenue Bonds in an amount of up to \$11,500,000 for Playa;
 - c) Approve a bond financing team of Jones Hall as bond counsel, and CSG Advisors as bond financial advisor; and
2. That the Housing Commission request that the San Diego City Council hold a Tax Equity and Fiscal Responsibility Act (TEFRA) public hearing, and adopt a resolution approving the Housing Authority's issuance of tax-exempt Multifamily Housing Revenue Bonds in an amount of up to \$11,500,000.

107 [HCR17-085](#) [Fiscal Year 2017 Comprehensive Annual Financial Report \(CAFR\) and Single Audit Reports](#)

That the San Diego Housing Commission (Housing Commission) accept and approve the Fiscal Year (FY) 2017 (July 1, 2016 – June 30, 2017) Comprehensive Annual Financial Report (CAFR) and Single Audit Reports prepared by CohnReznick LLP, an independent audit firm.

ADJOURNMENT

INFORMATIONAL REPORTS

[HCR17-086](#) [Investment Report - First Quarter Fiscal Year 2018](#)

[HCR17-087](#) [Fiscal Year 2017 Travel and Training Report](#)

[HCR17-088](#) [Agency Financial Statements - First Quarter Fiscal Year 2018 \(Unaudited\)](#)