

**HOUSING AUTHORITY
OF THE CITY OF SAN DIEGO
REGULAR MEETING MINUTES
TUESDAY, DECEMBER 11, 2017
CITY COUNCIL CHAMBERS – 12TH FLOOR**

The Regular Meeting of the Housing Authority of the City of San Diego was called to order at 2:54 p.m.

ATTENDANCE

Present:

Council President Myrtle Cole, District 4
Council President Pro Tem Barbara Bry, District 1
Councilmember Lorie Zapf, District 2
Councilmember Chris Ward, District 3
Councilmember Mark Kersey, District 5
Councilmember Chris Cate, District 6
Councilmember Scott Sherman, District 7
Councilmember David Alvarez, District 8
Councilmember Georgette Gómez, District 9

Non-Agenda Public Comment:

There were no public comments.

Approval of Housing Authority Minutes:

The Housing Authority Minutes of the following meeting were approved by unanimous consent:

November 7, 2017, Special Meeting and November 14, 2017, Regular Meeting

ADOPTION AGENDA:

ITEM 1: HAR17-032 Multifamily Mortgage Revenue Bond Program Policy Amendments

Tina Kessler, Housing Programs Manager and Ted Miyahara, Vice President, Multifamily Housing Finance, Real Estate Division, San Diego Housing Commission, presented the request for approval.

Motion by Councilmember Ward to approve the following staff-recommended actions amended as corrected. Seconded by Councilmember Gomez and passed by a vote of 9-0.

That the Housing Authority of the City of San Diego (Housing Authority) take the following actions, as described in this report.

1. Approve the proposed amendments to the Multifamily Mortgage Revenue Bond Program Policy (Bond Policy) as described in this report to bring the Housing Authority's policy into conformance with applicable law. Changes to the policy will apply only to bond issuances in progress and new bond applications received after the Housing Authority's proposed approval; and

2. Authorize the President and Chief Executive Officer of the San Diego Housing Commission (Housing Commission), or his designee, to perform such acts as necessary or appropriate to implement the revised Bond Policy and administer the Housing Commission's Bond Program.

ITEM 2: HAR17-036 Final Bond Authorization for Civita II Family Apartments

Tina Kessler, Housing Programs Manager and Ted Miyahara, Vice President, Multifamily Housing Finance, Real Estate Division, San Diego Housing Commission, presented the request for approval.

Motion by Councilmember Sherman to approve the following staff-recommended actions.
Seconded by Councilmember Cate and passed by a vote of 9-0.

That the Housing Authority of the City of San Diego (Housing Authority) authorize the issuance of up to \$62,000,000 in tax-exempt Multifamily Housing Revenue Bonds to facilitate Civita II 4% CIC, LP's constructions of Civita II Family Apartments (Civita II), a 203-unit development to be located at Russell Parkway and Friars Road in the Mission Valley community, which will remain affordable for 55 years.

ITEM 3: HAR17-034 Final Bond Authorization for San Ysidro Family Transit-Oriented Development

Ted Miyahara, Vice President, Real Estate Division, San Diego Housing Commission, presented the request for approval.

Motion by Councilmember Alvarez to approve the following staff-recommended actions.
Seconded by Councilmember Sherman and passed by a vote of 9-0.

That the Housing Authority of the City of San Diego (Housing Authority) authorize the issuance of up to \$30,000,000 in tax-exempt Multifamily Housing Revenue Bonds to facilitate California San Ysidro CIC, L.P.,'s new construction of San Ysidro Family Transit-Oriented Development (San Ysidro Family TOD), which will include 137 affordable rental housing units for low-income families that will remain affordable for 55 years and two managers' units, to be located at 251-263 and 238-240 Cypress Drive, San Diego.

ITEM 4: HAR17-030 Final Bond Authorization for Fairmount Family Housing

Ted Miyahara, Vice President, Real Estate Division, San Diego Housing Commission, presented the request for approval.

Motion by Councilmember Sherman to approve the following staff-recommended actions.
Seconded by Councilmember Cate and passed by a vote of 9-0.

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.

ITEM 5: HAR17-033 Final Bond Authorization for Hollywood Palms II Apartments

Tina Kessler, Housing Programs Manager and Ted Miyahara, Vice President, Multifamily Housing Finance, Real Estate Division, San Diego Housing Commission, presented the request for approval.

Motion by Councilmember Gomez to approve the following staff-recommended actions.
Seconded by Councilmember Alvarez and passed by a vote of 9-0.

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.

ITEM 6: HAR17-031 Preliminary Bond Authorization for Playa del Sol

CITY COUNCIL COMPANION ITEM

Ted Miyahara, Vice President, Real Estate Division, San Diego Housing Commission, presented the request for approval.

Motion by Councilmember Alvarez to approve the following staff-recommended actions.
Seconded by Councilmember Sherman and passed by a vote of 9-0.

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:

- 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; and
- c) Approve a bond financing team of Jones Hall as bond counsel, and CSG Advisors as bond financial advisor.

ITEM 7: HAR17-035 Final Bond Authorization for Playa del Sol

CITY COUNCIL COMPANION ITEM

Ted Miyahara, Vice President, Real Estate Division, San Diego Housing Commission, presented the request for approval.

Council President Cole adjourned the regular meeting at 3:21 p.m. to convene as the City Council and reconvened as the Housing Authority at 3:22 p.m.

Motion by Councilmember Alvarez to approve the following staff-recommended actions.
Seconded by Councilmember Sherman and passed by a vote of 9-0.

That the Housing Authority of the City of San Diego (Housing Authority) authorize the issuance of up to \$11,500,000 in tax-exempt Multifamily Housing Revenue Bonds to facilitate Playa del Sol CIC, L.P.'s new construction of Playa del Sol, a 42-unit development to be located at Ocean View Hills Parkway, south of Del Sol Boulevard, San Diego, which will remain affordable for 55 years.

ITEM 8: HAR17-037 Preliminary & Final Bond Authorization for Seabreeze Farms & Torrey Highlands

CITY COUNCIL COMPANION ITEM

Ted Miyahara, Vice President, Real Estate Division, San Diego Housing Commission, presented the request for approval.

Council President Cole adjourned the regular meeting at 3:25 p.m. to convene as the City Council and reconvened the Regular Meeting of the Housing Authority of the City of San Diego at 3:26 p.m.

Motion by Councilmember Bry to approve the following staff-recommended actions.
Seconded by Councilmember Kersey and passed by a vote of 9-0.

Council President Cole adjourned the regular meeting at 3:26 p.m. to convene as the City Council and reconvened the Regular Meeting of the Housing Authority of the City of San Diego at 3:27 p.m.

1. 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 these developments, including:
 - a) Issue a bond inducement resolution (Declaration of Official Intent) for up to \$20,500,000 in tax-exempt Multifamily Housing Revenue Bonds for the acquisition and rehabilitation of Seabreeze Farms and Torrey Highlands (together "Seabreeze and Torrey"), 112 affordable rental housing units for low-income families and 2 managers' units, located at 12759 Seabreeze Farms Drive and 13370 Torrey Meadows Drive, San Diego, 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 \$20,500,000 for Seabreeze and Torrey;
 - c) Approve a bond financing team of Orrick Herrington Sutcliffe as bond counsel, and CSG Advisors as bond financial advisor; and
2. That the Housing Authority authorize the issuance of up to \$20,500,000 in tax-exempt Multifamily Housing Revenue Bonds.

ITEM 9: HAR17-038 Preliminary & Final Bond Authorization for Regency Centre Apartments

CITY COUNCIL COMPANION ITEM

Ted Miyahara, Vice President, Real Estate Division, San Diego Housing Commission, presented the request for approval.

Council President Cole adjourned the regular meeting at 3:30 p.m. to convene as the City Council and reconvened the Regular Meeting of the Housing Authority of the City of San Diego at 3:31 p.m.

Motion by Councilmember Gomez to approve the following staff-recommended actions. Seconded by Councilmember Alvarez and passed by a vote of 9-0.

Council President Cole adjourned the regular meeting at 3:31 p.m. to convene as the City Council and reconvened the Regular Meeting of the Housing Authority of the City of San Diego at 3:32 p.m.

1. 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:
 - a) Issue a bond inducement resolution (Declaration of Official Intent) for up to \$16,000,000 in tax-exempt Multifamily Housing Revenue Bonds for the acquisition and rehabilitation of Regency Centre Apartments (Regency), an existing development of 99 affordable rental housing units for low-income seniors and one manager's unit, located at 4765 Home Avenue, San Diego, CA 92105, 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 \$16,000,000 for Regency;
 - c) Approve a bond financing team of Orrick Herrington Sutcliffe as bond counsel, and CSG Advisors as bond financial advisor; and
2. That the Housing Authority of the City of San Diego (Housing Authority) authorize the issuance of up to \$16,000,000 in tax-exempt Multifamily Housing Revenue Bonds.

ITEM 10: HAR17-039 Preliminary Bond Authorization for Parkside Apartments

CITY COUNCIL COMPANION ITEM

Ted Miyahara, Vice President, Real Estate Division, San Diego Housing Commission, presented the request for approval.

Council President Cole adjourned the regular meeting at 3:33 p.m. to convene as the City Council and reconvened the Regular Meeting of the Housing Authority of the City of San Diego at 3:34 p.m.

Motion by Councilmember Gomez to approve the following staff-recommended actions. Seconded by Councilmember Ward and passed by a vote of 9-0.

1. 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:
 - a) Issue a bond inducement resolution (Declaration of Official Intent) for up to \$6,000,000 in tax-exempt Multifamily Housing Revenue Bonds for the acquisition and rehabilitation of Parkside Apartments, an existing property of 39 affordable rental housing units for low-income families and one manager's unit, located at 4035 Park Haven Court, San Diego, CA 92113, 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 \$6,000,000 for Parkside Apartments;
 - c) Approve a bond financing team of Jones Hall as bond counsel, and CSG Advisors as bond financial advisor.

Adjournment

Council President Cole adjourned the Regular Meeting at 3:34 p.m.