

**HOUSING AUTHORITY  
OF THE CITY OF SAN DIEGO  
REGULAR MEETING MINUTES  
MONDAY, MARCH 6, 2017  
CITY COUNCIL CHAMBERS – 12<sup>TH</sup> FLOOR**

**The Regular Meeting of the Housing Authority of the City of San Diego was called to order at 4:06 p.m.**

**ATTENDANCE**

Present:

Council President Myrtle Cole, District 4  
Councilmember Barbara Bry, District 1  
Councilmember Lorie Zapf, District 2  
Councilmember Chris Ward, District 3  
Council President Pro Tem 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:**

David Ross spoke about affordable housing.

**Approval of Housing Authority Minutes:**

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

January 31, 2017, Regular Meeting

**ADOPTION AGENDA:**

1. [HAR17-009](#)      [San Diego Housing Commission Semi-Annual Grant Report July 1, 2016 through December 31, 2016](#)

Debra Fischle-Faulk, Vice President, Procurement & Compliance, and Julia Sauer, Director of Grants Compliance & Special Programs, San Diego Housing Commission, presented the informational report.

This informational report was prepared in response to the Housing Authority of the City of San Diego's Resolution Number HA-1569 granting the San Diego Housing Commission (Housing Commission) authority for a number of grant-related activities, and requiring submission of a semi-annual report of all grant activity.

No action was taken on this item.

4. [HAR17-002](#)      [San Diego Affordable Housing Transit-Oriented Development Fund Market Assessment Approval](#)

**CITY COUNCIL COMPANION ITEM**

Wendy DeWitt, Director of Business & Program Development, San Diego Housing Commission, and Michael Lengyel, Assistant Vice President Economic Development, Civic San Diego, presented the request for approval.

Bob Kuczweski spoke in opposition.

Motion by Councilmember Sherman to approve the following staff-recommended action with direction to include an annual report to the City Council. Seconded by Councilmember Bry and passed by a vote of 9-0.

That the Housing Authority of the City of San Diego and the City Council approve the San Diego Affordable Housing Transit-Oriented Development Fund (San Diego TOD Fund) Market Assessment and authorize Forsyth Street Advisors (Forsyth) to proceed with fund implementation.

Council President Cole adjourned the Regular Meeting at 4:47 p.m. to convene as the City Council and reconvened the Regular Meeting of the Housing Authority of the City of San Diego at 4:49 p.m.

2. [HAR17-008](#)      [Preliminary Bond Authorization for Hollywood Palms II Apartments](#)

**CITY COUNCIL COMPANION ITEM**

Ted Miyahara, Director of Housing Finance, and Joe Correia, Senior Real Estate Project Manager, San Diego Housing Commission, presented the request for approval.

Motion by Councilmember Sherman to approve the following staff-recommended actions. 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 following steps to issue Housing Authority tax-exempt Multifamily Housing Revenue Bonds for Hollywood Palms II Apartments, a 94-unit multifamily affordable housing rental development, located in the City Heights community, which will remain affordable for 55 years:
  - a. Issue a bond inducement resolution (Declaration of Official Intent) for up to \$19,500,000 in Multifamily Housing Revenue Bonds for the redevelopment of Hollywood Palms II Apartments by a limited partnership formed by Affirmed Housing Group (Affirmed);
  - 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 private activity bonds in an amount up to \$19,500,000 for Hollywood Palms II Apartments;
  - c. Approve the financing team of Jones Hall as Bond Counsel and Public Financial Management (PFM) as Financial Advisor; and

- 2) Authorize the San Diego Housing Commission (Housing Commission) President & Chief Executive Officer (President & CEO), or designee, to execute any and all documents that are necessary to effectuate the transaction and implement these approvals in a form approved by General Counsel and Bond Counsel, and to take such actions as are necessary, convenient, and/or appropriate to implement these approvals upon advice of General Counsel and/or the Bond Counsel.

Council President Cole adjourned the regular meeting at 4:50 p.m. to convene as the City Council and reconvened the Regular Meeting of the Housing Authority of the City of San Diego at 4:52 p.m.

3. [HAR17-007](#)      [Preliminary Bond Authorization for Pacific Highlands Ranch Village](#)

**CITY COUNCIL COMPANION ITEM**

Ted Miyahara, Director of Housing Finance, and Joe Correia, Senior Real Estate Project Manager, San Diego Housing Commission, presented the request for approval.

Motion by Councilmember Bry 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) take the following actions, as described in this report.

- 1) Approve the following steps to issue Housing Authority tax-exempt Multifamily Housing Revenue Bonds for Pacific Highlands Ranch Village (PHR Village), a 79-unit multifamily affordable housing rental development, located in the Pacific Highlands Ranch community, which will remain affordable for 55 years:
  - a. Issue a bond inducement resolution (Declaration of Official Intent) for up to \$24,000,000 in Multifamily Housing Revenue Bonds for the development of Pacific Highlands Ranch Village by a limited partnership formed by Affirmed Housing Group (Affirmed);
  - 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 private activity bonds in an amount up to \$24,000,000 for Pacific Highlands Ranch Village;
  - c. Approve the financing team of Stradling Yocca Carlson & Rauth as Bond Counsel and Ross Financial as Financial Advisor; and
- 2) Authorize the San Diego Housing Commission (Housing Commission) President & Chief Executive Officer (President & CEO), or designee, to execute any and all documents that are necessary to effectuate the transaction and implement these approvals in a form approved by General Counsel and Bond Counsel, and to take such actions as are necessary, convenient, and/or appropriate to implement these approvals upon advice of General Counsel and/or the Bond Counsel.

**Adjournment**

**Council President Cole adjourned the Regular Meeting at 4:55 p.m.**