

**HOUSING AUTHORITY
OF THE CITY OF SAN DIEGO
REGULAR MEETING MINUTES
TUESDAY, APRIL 25, 2017
CITY COUNCIL CHAMBERS – 12TH FLOOR**

The Regular Meeting of the Housing Authority of the City of San Diego was called to order at 3:41 p.m.

ATTENDANCE

Present:

Council President Myrtle Cole, District 4
Councilmember Barbara Bry, District 1
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

Not present:

Councilmember Lorie Zapf, District 2

Non-Agenda Public Comment:

Martha Welch spoke about affordable housing.

Approval of Housing Authority Minutes:

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

Monday, March 6, 2017, Regular Meeting

ADOPTION AGENDA:

1. [HAR17-011 Request for Approval of Updated Developer Fees](#)

Ann Kern, Vice President, Real Estate Finance and Program Development, San Diego Housing Commission, and Ted Miyahara, Vice President, Housing Finance, Programs & Compliance, San Diego Housing Commission, presented the request for approval.

Motion by Councilmember Alvarez to approve the following staff-recommended actions as amended. Seconded by Councilmember Sherman and passed by a vote of 8-0.

Approve as amended by the Housing Authority:

- If the San Diego Housing Commission Board of Commissioners awards a higher or lower fee, it be clearly noted in the Report to the Board of Commissioners with an explanation that justifies the higher or lower fee.

- Within approximately one year, San Diego Housing Commission staff will prepare a report for the Board of Commissioners regarding the effects of the changes to the fee structure and also provide the report to the members of the Housing Authority at that time.

That the Housing Authority of the City of San Diego (Housing Authority) take the following actions:

- 1) Approve using the California Tax Credit Allocation Committee (CTCAC) developer fee guidelines for the production / creation of new affordable housing, the conversion of market rate housing to affordable housing, and the preservation of “at-risk” housing;
- 2) Approve the draft Developer Fee Guidelines as described in this report for projects that are refinancing existing affordable housing and for projects that do not utilize tax credit financing;
- 3) Ratify using the CTCAC developer fee guidelines for 4 percent tax credit multifamily housing revenue bond issuances that do not include San Diego Housing Commission (Housing Commission) gap financing; and
- 4) Authorize the Housing Commission President & Chief Executive Officer (President & CEO) or designee, to negotiate and recommend alternative Developer Fees, in his reasonable and sole discretion for developments that warrant larger fees (such as developments of more than 100 units; developments that involve the assembling of multiple sites; or highly complex and high risk developments); or developments that warrant smaller fees (refinance of an existing affordable development by the same owner). Such recommendations will be presented to the Housing Commission Board for their review and approval.

Adjournment

Council President Cole adjourned the Regular Meeting at 4:15 p.m.