



SAN DIEGO
HOUSING
COMMISSION

AGENDA

SAN DIEGO HOUSING COMMISSION
REGULAR MEETING AGENDA
APRIL 6, 2018, 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

March 9, 2018, Regular 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 [HCR18-031 Amendment to Agreement with Insight Public Sector Inc. for Microsoft Licensing](#)

That the San Diego Housing Commission (Housing Commission) take the following actions:

- 1) Approve additional funds in an amount not to exceed \$196,193.66 for the Housing Commission’s Microsoft Enterprise License agreement with Insight Public Sector, Inc.;
- 2) Authorize the President & Chief Executive Officer (President & CEO), or designee, to substitute the funding sources with other available funding sources so long as the total program/project budget amount after substitution does not exceed the approved total budget, should the operational need arise or should such actions be to the benefit of the Housing Commission and its mission; and
- 3) Authorize the President & CEO, or designee to execute all documents and instruments that are necessary and/or appropriate to implement these approvals, in a form approved by General Counsel, and take such actions as are necessary and/or appropriate to implement these approvals.

101 [HCR18-047 Amendment to Agreement with CGI Technologies and Solutions Inc. for the Housing Choice Voucher \(HCV\) Wait List Project](#)

That the San Diego Housing Commission (Housing Commission) take the following actions:

- 1) Approve additional funds in an amount not to exceed \$62,521 with a 10 percent contingency for the Housing Commission’s Housing Choice Voucher Wait List Project with CGI Technologies and Solutions Inc.;
- 2) Authorize the President & Chief Executive Officer (President & CEO), or designee, to substitute the funding sources with other available funding sources so long as the total program/project budget amount after substitution does not exceed the approved total budget,



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should the operational need arise or should such actions be to the benefit of the Housing Commission and its mission; and

- 3) Authorize the President & CEO, or designee to execute all documents and instruments that are necessary and/or appropriate to implement these approvals, in a form approved by General Counsel, and take such actions as are necessary and/or appropriate to implement these approvals.

102 [HCR18-028 Preliminary Bond Authorization for President John Adams Manor Apartments](#)

Requires Housing Authority and City Council Approval

Housing Authority:

That the San Diego Housing Commission (Housing Commission) recommend that the Housing Authority of the City of San Diego (Housing Authority) and San Diego City Council (City Council) 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 President John Adams Manor Apartments (PJAM), a 300-unit existing development, located at 5471 Bayview Heights Place, San Diego 92105, that will include 297 units that will remain affordable for 55 years:
 - a. Issue a bond inducement resolution (Declaration of Official Intent) for up to \$32,000,000 in Multifamily Housing Revenue Bonds for the development of PJAM by a California limited partnership to-be-formed by *Metropolitan Area Advisory Committee on Anti-Poverty (MAAC)*;
 - 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 \$32,000,000 for PJAM;
 - c. Approve the financing team of Quint & Thimmig as Bond Counsel and Ross Financial as Financial Advisor; and
- 2) Authorize the 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.

City Council:

Hold a Tax Equity and Fiscal Responsibility Act (TEFRA) public hearing and adopt a resolution approving the issuance of Multifamily Housing Revenue Bonds in an amount up to \$32,000,000.



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103 [HCR18-046](#) [Preliminary Bond Authorization for Harbor View Apartments](#)

Requires Housing Authority and City Council Approval

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

Housing Authority:

- 1) Approve the following steps to issue Housing Authority tax-exempt Multifamily Housing Revenue Bonds for Harbor View Apartments, a 60-unit existing development, located at 404 North 47th Street, San Diego 92102, which will include 59 units that will remain affordable for 55 years:
 - a. Issue a bond inducement resolution (Declaration of Official Intent) for up to \$10,000,000 in Multifamily Housing Revenue Bonds for the rehabilitation of Harbor View;
 - 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 \$10,000,000 for Harbor View Apartments;
 - c. Approve the financing team of Jones Hall as Bond Counsel and PFM as Financial Advisor; and

- 2) Authorize the 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.

City Council:

Hold a Tax Equity and Fiscal Responsibility Act (TEFRA) public hearing and adopt a resolution approving the issuance of Multifamily Housing Revenue Bonds in an amount up to \$10,000,000.



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104 [HCR18-045](#) [Proposed Fiscal Year 2019 Affordable Housing Fund Annual Plan](#)

Requires City Council Approval

That the San Diego Housing Commission (Housing Commission) take the following actions:

- 1) Recommend that the San Diego City Council (City Council) approve the Proposed Fiscal Year 2019 (FY 2019) Affordable Housing Fund (AHF) Annual Plan (Annual Plan) Program Activity Allocation of \$62,315,463 in anticipated funds (also included in the FY 2019 Housing Commission Proposed Budget) and the proposed Model Programs; and
- 2) Authorize the President & Chief Executive Officer (President & CEO) to reallocate funds among the proposed Model Programs included in the FY 2019 AHF Annual Plan in response to market demands and opportunities.

105 [HCR18-042](#) [Workshop and Discussion: San Diego Housing Commission Proposed Fiscal Year 2019 Budget](#)

NO ACTION IS REQUIRED ON THE PART OF THE HOUSING COMMISSION

A workshop will be held at the April 6, 2018, meeting regarding the proposed Fiscal Year 2019 Budget for the San Diego Housing Commission.

ADJOURNMENT

INFORMATIONAL REPORTS

[HCR18-021](#) [February 2018 Reporting Update for City of San Diego's Temporary Bridge Shelter Programs](#)

[HCR18-037](#) [Investment Report - Second Quarter Fiscal Year 2018](#)

[HCR18-039](#) [Status of Loan Portfolio – Fiscal Year 2018 Second Quarter](#)