

**HOUSING AUTHORITY  
OF THE  
CITY OF SAN DIEGO AGENDA  
FOR  
REGULAR HOUSING AUTHORITY MEETING  
JUNE 27, 2017, AT 2:00 PM OR SOON THEREAFTER  
COUNCIL CHAMBERS: 12<sup>th</sup> FLOOR  
202 C STREET, SAN DIEGO, CA 92101**

**Assistance for Persons with Disabilities:** Agendas, reports and records are available in alternative formats upon request. To order information in Braille, oversized print or voice cassette tape, or to arrange for a sign language or oral interpreter for the meeting, please call the City Clerk's Office at least five days prior to the meeting at 619-533-4000 (voice) or 619-236-7012 (TTY). Assistive Listening Devices: ALDs are available from the City Clerk's Office prior to the meeting and are to be returned at the end of the meeting.

**Questions Regarding Agenda Items:** For specific questions regarding any item on the Housing Authority agenda, please contact [SDHCdocketinfo@sdhc.org](mailto:SDHCdocketinfo@sdhc.org) or 619-578-7550. Internet access to agendas and reports is available at [www.sdhc.org/Media-Center/SDHC-Meetings/Housing-Authority-Meetings/](http://www.sdhc.org/Media-Center/SDHC-Meetings/Housing-Authority-Meetings/).

**Housing Authority Non-Agenda Comments:** Members of the public may address the Housing Authority on items of interest within the Housing Authority's jurisdiction that have not been previously before the Housing Authority. Comments relating to items on today's agenda are to be taken at the time the item is heard.

**Consent Agenda:** Items listed under the Consent Agenda have had the appropriate Environmental Impacts considered. Staff reports will NOT be presented for these items, and they will be approved unless pulled for discussion by a member of the Housing Authority or public. Because these items may be handled quickly, if you wish to be heard, submit your Request to Speak form prior to the start of the meeting.

**APPROVAL OF HOUSING AUTHORITY MINUTES:**

The Housing Authority Minutes of the following meeting will be approved by Unanimous Consent unless pulled for discussion:

Tuesday, June 6, 2017, Regular Meeting

**DISCUSSION AGENDA:**

1. **HAR17-004**      **Preliminary Bond Authorization for Fairmount Family Housing**

**CITY COUNCIL COMPANION ITEM**

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 this development, including:
  - a. Issue a bond inducement resolution (Declaration of Official Intent) for up to \$22,000,000 in tax-exempt Multifamily Housing Revenue Bonds for new construction of Fairmount Family;
  - 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 \$22,000,000 for Fairmount Family; and
  - c. Approve a bond financing team of Orrick, Herrington & Sutcliffe LLP as bond counsel, and Ross Financial as bond financial advisor.
  
- 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.

**2. HAR17-016      Final Financing Authorization for Bella Vista Apartments**

**CITY COUNCIL COMPANION ITEM**

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

- 1) Authorize the issuance of up to \$23,300,000 in tax-exempt Multifamily Housing Revenue Bonds, which are allocated by the State, to facilitate Bella Vista Affordable Communities, L.P., a California limited partnership's acquisition and rehabilitation of Bella Vista Apartments, a 170-unit development, located at 4742 Solola Avenue, San Diego, in the Encanto neighborhood, which will include 170 units that will remain affordable for 55 years.

**3. HAR17-012      Preliminary Bond Authorization for San Ysidro Family Transit-Oriented Development**

**CITY COUNCIL COMPANION ITEM**

- 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, 137 affordable rental housing units for low-income families and two manager units, to be located at 251-263 and 238-240 Cypress Drive, San Diego, which will remain affordable for 55 years, including:
  - a. Issue a bond inducement resolution (Declaration of Official Intent) for up to \$30,000,000 in tax-exempt Multifamily Housing Revenue Bonds for new construction of San Ysidro Family TOD;

- 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 \$30,000,000 for San Ysidro TOD;
  - c. Approve a bond financing team of Straddling Yocca Carlson & Rauth (Stradling) as bond counsel, and Ross Financial as bond 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.

4. [HAR17-023](#)      [Preliminary Bond Authorization for Luther Tower](#)

**CITY COUNCIL COMPANION ITEM**

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

- 1) Approve initial steps to issue Housing Authority tax-exempt Multifamily Housing Revenue Bonds for Luther Tower, a 200-unit senior affordable housing rental development, located in the Downtown community, which will remain affordable for 55 years, including:
  - a. Issue a bond inducement resolution (Declaration of Official Intent) for up to \$21,500,000 in Multifamily Housing Revenue Bonds for the development of Luther Tower by Tower Housing Partners, LP;
  - 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 \$21,500,000 for Luther Tower;
  - c. Approve the financing team of Orrick Herrington Sutcliffe as Bond Counsel and Public Finance Management (PFM) Advisors 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**