

**HOUSING AUTHORITY  
OF THE CITY OF SAN DIEGO  
REGULAR MEETING MINUTES  
TUESDAY, AUGUST 1, 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 2:46 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:**

Martha Welch spoke about affordable housing.

**Approval of Housing Authority Minutes:**

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

Tuesday, June 27, 2017, Regular Meeting

**ADOPTION AGENDA:**

1. **HAR17-025 Preliminary Bond Authorization for Civita II Family Apartments**

**CITY COUNCIL COMPANION ITEM**

J.P. Correia, Senior Real Estate Project Manager, San Diego Housing Commission, and Ted Miyahara, Vice President, Housing Finance, Programs & Compliance, Real Estate Division, San Diego Housing Commission, presented the request for approval.

Martha Welch spoke in favor.

**Council President Cole adjourned the regular meeting at 3:00 p.m. to convene as the City Council and reconvened the Regular Meeting of the Housing Authority of the City of San Diego at 3:06 p.m.**

Motion by Councilmember Sherman to approve the following staff-recommended actions.  
Seconded by Council President Cole 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 Civita II Family Apartments, a 203-unit multifamily affordable rental housing development, located in the Mission Valley community, which will remain affordable for 55 years:
  - a. Issue a bond inducement resolution (Declaration of Official Intent) for up to \$62,000,000 in Multifamily Housing Revenue Bonds for the development of Civita II Family Apartments by Civita II 4% CIC, L.P.;
  - 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 \$62,000,000 for Civita II Family Apartments;
  - c. Approve the financing team of Quint and Thimmig LLP 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.

## **2. HAR17-003      Preliminary Bond Authorization for The Post 310 Apartments**

### **CITY COUNCIL COMPANION ITEM**

J.P. Correia, Senior Real Estate Project Manager, San Diego Housing Commission, and Ted Miyahara, Vice President, Housing Finance, Programs & Compliance, Real Estate Division, San Diego Housing Commission, presented the request for approval.

**Council President Cole adjourned the regular meeting at 2:49 p.m. to convene as the City Council and reconvened the Regular Meeting of the Housing Authority at 2:59 p.m.**

Motion by Council President Cole 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) 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

\$9,000,000 in tax-exempt Multifamily Housing Revenue Bonds for new construction of The Post 310 Apartments, 42 affordable rental housing units, including 25 for homeless Veterans, to be located at 465 N. 47th Street, 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 \$9,000,000 for The Post 310 Apartments;
  - c) Approve a bond financing team of Quint & Thimmig as bond counsel, and CSG Advisors 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 to take such actions as are necessary, convenient, and/or appropriate to implement the approvals upon advice of General Counsel.

**3. HAR17-022      Final Bond Authorization for Luna at Pacific Highlands Ranch (Pacific Highlands Ranch Village)**

**CITY COUNCIL COMPANION ITEM**

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

Motion by Councilmember Bry 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 action:

- 1) Authorize the issuance of up to \$24,000,000 in tax-exempt Multifamily Housing Revenue Bonds, which are allocated by the State, to facilitate Affirmed Housing Group's acquisition and development of Luna at Pacific Highlands Ranch, a 79-unit multifamily affordable rental housing development, located in the Pacific Highlands Ranch community, which will remain affordable for 55 years.

**4. HAR17-021      Final Bond Authorization for Casa Puleta Apartments**

**CITY COUNCIL COMPANION ITEM**

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

**Council President Cole adjourned the regular meeting at 3:12 p.m. to convene as the City Council and reconvened the Regular Meeting of the Housing Authority of the City of San Diego at 3:13 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.

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

1. Authorize the issuance of up to \$5,400,000 in tax-exempt Multifamily Housing Revenue Bonds, which are allocated by the State, to facilitate Casa Puleta Apartments LP's acquisition and rehabilitation of Casa Puleta Apartments, a 54-unit multifamily affordable rental housing development, located at 1445 South 45th Street, San Diego, in the Southeastern San Diego neighborhood, which will remain affordable for 55 years; and
2. Grant an exemption relating to Section 3.2 of the Housing Commission's Multifamily Housing Revenue Bond Program Policy P.O. 300.301, to authorize the use of the California Tax-Credit Allocation Committee's methodology for calculating rents for the affordable units; and
3. Determine that the Project is categorically exempt from the provisions of CEQA pursuant to CEQA Guidelines section 15301 for Class 1 Existing Facilities and that no exception to the application of a categorical exemption set forth in CEQA Guidelines section 15300.2 applies to the Project.

**5. HAR17-018 Final Bond Authorization for New Palace Hotel**

J.P. Correia, Senior Real Estate Project Manager, San Diego Housing Commission, and Ted Miyahara, Vice President, Housing Finance, Programs & Compliance, Real Estate Division, San Diego Housing Commission, presented the request for approval.

Motion by Councilmember Ward 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 action as described in this report.

1. Authorize the issuance of up to \$12,000,000 in tax-exempt Multifamily Housing Revenue Bonds, which are allocated by the State, to facilitate California limited partnership HDP New Palace L.P.,'s acquisition and rehabilitation of New Palace Hotel, an 80-unit development, located at 1814 5<sup>th</sup> Avenue, San Diego, which will include 79 units that will remain affordable for 55 years.

**6. HAR17-026 Bella Vista Apartments – Construction Financing Taxable Note**

J.P. Correia, Senior Real Estate Project Manager, San Diego Housing Commission, and Ted Miyahara, Vice President, Housing Finance, Programs & Compliance, Real Estate Division, San Diego Housing Commission, presented the request for approval.

Motion by Council President Cole 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) take the following action:

1. Authorize the issuance of an up to \$12,700,000 Multifamily Housing Revenue taxable note to facilitate the construction financing by Bella Vista Affordable Communities, L.P., a California limited partnership, for Bella Vista Apartments, a 170-unit affordable rental housing development, located at 4742 Solola Avenue, San Diego, in the Encanto neighborhood, which will remain affordable for 55 years.

**Adjournment**

**Council President Cole adjourned the Regular Meeting at 3:23 p.m.**