

**HOUSING AUTHORITY
OF THE
CITY OF SAN DIEGO AGENDA
FOR
REGULAR HOUSING AUTHORITY MEETING
AUGUST 1, 2017, AT 2:00 PM OR SOON THEREAFTER
COUNCIL CHAMBERS: 12th FLOOR
202 C STREET, SAN DIEGO, CA 92101**

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Questions Regarding Agenda Items: For specific questions regarding any item on the Housing Authority agenda, please contact 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/.

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:

June 27, 2017, Regular Meeting

DISCUSSION AGENDA:

1. [HAR17-025](#) [Preliminary Bond Authorization for Civita II Family Apartments](#)

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 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

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](#)

[\(Pacific Highlands Ranch Village\)](#)

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

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](#)

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 5th 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](#)

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