

**HOUSING AUTHORITY
OF THE
CITY OF SAN DIEGO AGENDA
FOR
REGULAR HOUSING AUTHORITY MEETING
MARCH 6, 2017, AT 2:00 PM OR SOON THEREAFTER
COUNCIL CHAMBERS: 12th 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 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:

Tuesday, January 31, 2017

DISCUSSION AGENDA:

1. **[HAR17-009 San Diego Housing Commission Semi-Annual Grant Report July 1, 2016 through December 31, 2016](#)**

NO ACTION IS REQUIRED ON THE PART OF THE HOUSING AUTHORITY

This report has been prepared in response to the Housing Authority of the City of San Diego's Resolution Number HA-1569 granting the San Diego Housing Commission (Housing Commission) authority for a number of grant-related activities, and requiring submission of a semi-annual report of all grant activity.

2. [HAR17-008 Preliminary Bond Authorization for Hollywood Palms II 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 Hollywood Palms II Apartments, a 94-unit multifamily affordable housing rental development, located in the City Heights community, which will remain affordable for 55 years:
 - a. Issue a bond inducement resolution (Declaration of Official Intent) for up to \$19,500,000 in Multifamily Housing Revenue Bonds for the redevelopment of Hollywood Palms II Apartments by a limited partnership formed by Affirmed Housing Group (Affirmed);
 - 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 \$19,500,000 for Hollywood Palms II Apartments;
 - c. Approve the financing team of Jones Hall as Bond Counsel and Public Financial Management (PFM) 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.

3. [HAR17-007 Preliminary Bond Authorization for Pacific Highlands Ranch Village](#)

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 Pacific Highlands Ranch Village (PHR Village), a 79-unit multifamily affordable housing rental development, located in the Pacific Highlands Ranch community, which will remain affordable for 55 years:
 - a. Issue a bond inducement resolution (Declaration of Official Intent) for up to \$24,000,000 in Multifamily Housing Revenue Bonds for the development of Pacific Highlands Ranch Village by a limited partnership formed by Affirmed Housing Group (Affirmed);

- 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 \$24,000,000 for Pacific Highlands Ranch Village;
 - c. Approve the financing team of Stradling Yocca Carlson & Rauth as Bond Counsel and Ross Financial 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.

4. HAR17-002 San Diego Affordable Housing Transit-Oriented Development Fund Market Assessment Approval

CITY COUNCIL COMPANION ITEM

That the Housing Authority of the City of San Diego and the City Council approve the San Diego Affordable Housing Transit-Oriented Development Fund (San Diego TOD Fund) Market Assessment and authorize Forsyth Street Advisors (Forsyth) to proceed with fund implementation.

Adjournment