

**HOUSING AUTHORITY
OF THE
CITY OF SAN DIEGO AGENDA
FOR
REGULAR HOUSING AUTHORITY MEETING
OCTOBER 10, 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:

August 1, 2017, Regular Meeting

DISCUSSION AGENDA:

ITEM 1: [HAR17-027](#) [Final Bond Authorization for Luther Tower](#)

That the Housing Authority of the City of San Diego (Housing Authority) authorize the issuance of up to \$20,000,000 in Multifamily Housing Revenue Bonds which are allocated by the State, to facilitate Tower Housing Partners L.P's acquisition and rehabilitation of Luther Tower, a 200-unit affordable rental housing development, located at 1455 2nd Avenue, San Diego, California, in the Downtown Cortez Community, which will remain affordable for 55 years.

ITEM 2: [HAR17-017](#) [Final Bond Authorization for Coronado Terrace Apartments](#)

CITY COUNCIL COMPANION ITEM

That the Housing Authority of the City of San Diego (Housing Authority) authorize the issuance of up to \$95,870,000 in tax-exempt Multifamily Housing Revenue Bonds, to facilitate Eden Coronado 2 LP's acquisition and rehabilitation of Coronado Terrace Apartments, a 312-unit multifamily affordable rental housing development, located at 1151 25th Street, San Diego, in the Otay-Mesa Nestor neighborhood, which will remain affordable for 55 years.

ITEM 3: [HAR17-020](#) [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, to authorize the issuance of multifamily housing revenue bonds in the increased principal amount of up to \$21,000,000 to fund the acquisition and rehabilitation of Hollywood Palms II Apartments located in the City Heights community, which will remain affordable for 55 years. This would add \$1,500,000 to the Housing Authority's authorization to issue up to \$19,500,000 on March 6, 2017, for such acquisition and rehabilitation.

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) Approve a bond inducement resolution (Declaration of Official Intent) for up to \$21,000,000 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 \$21,000,000 for Hollywood Palms II Apartments (which would also supplement by \$1,500,000 the amount requested in the application previously submitted to CDLAC for \$19,500,000.
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.

ITEM 4: [HAR17-024](#) [San Diego Housing Commission Semi-Annual Grant Report January 1, 2017 through June 30, 2017](#)

INFORMATIONAL ITEM ONLY - NO ACTION IS REQUIRED

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

ITEM 5: [HAR17-028](#) [Status of Loan Portfolio – Fourth Quarter Fiscal Year 2017](#)

INFORMATIONAL ITEM ONLY - NO ACTION IS REQUIRED

Pursuant to San Diego Housing Commission (Housing Commission) Lending Authority Policy No. 600.101, the Housing Commission prepares quarterly reports that provide the following information:

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| 1) Loan Portfolio Summary | 5) Loans and Grants Written-Off |
| 2) Loans and Grants Funded | 6) Defaults |
| 3) Loans Paid in Full | 7) Disposition of Foreclosed Properties |
| 4) Loan Payments | |

Adjournment