

**HOUSING AUTHORITY OF THE CITY OF SAN DIEGO
REGULAR MEETING MINUTES
OCTOBER 10, 2023
CITY COUNCIL CHAMBERS – 12TH FLOOR**

ATTENDANCE

Present:

Council President Sean Elo-Rivera, District 9
Councilmember Joe LaCava, District 1
Councilmember Jennifer Campbell, District 2
Council President Pro Tem Monica Montgomery Steppe, District 4
Councilmember Kent Lee, District 6
Councilmember Raul Campillo, District 7

No Present:

Councilmember Stephen Whitburn, District 3
Councilmember Marni von Wilpert, District 5
Councilmember Vivian Moreno, District 8

The Regular Meeting of the Housing Authority of the City of San Diego was called to order at 2:04 p.m.

APPROVAL OF HOUSING AUTHORITY MINUTES

Motion by Council President Elo-Rivera to approve the Regular Meeting minutes of July 25, 2023, and September 26, 2023. Seconded by Councilmember Campillo and passed by a vote of 6-0.

Non-Agenda Public Comment

Joy Sunyata commented on Tax Equity and Fiscal Responsibility Act (TEFRA) hearings.
Sylvia Flores commented on a need for housing.
Blair Beekman commented on moderate- and low-income housing.
John Stump commented on low-income housing.

DISCUSSION AGENDA

Item 1: Informational Report from the Housing Authority Interim Executive Director

Jeff Davis, Interim Executive Director, Housing Authority of the City of San Diego, presented an update on key programs, projects and agency initiatives.

Public testimony by Joy Sunyata, John Stump and Francine Maxwell.

Item 2: Status Update and Seeking Input on the Recruitment of the San Diego Housing Commission President and Chief Executive Officer

Councilmember Joe LaCava and Brian Elliott, Policy Director, Office of Councilmember Joe LaCava, presented a status update.

Public testimony by Joy Sunyata, John Stump and Francine Maxwell.

The Ad Hoc Working Group for the Recruitment of the San Diego Housing Commission President and Chief Executive Officer (Ad Hoc Working Group) has engaged Gans, Gans & Associates (GGA) to conduct a search for the next President and Chief Executive Officer (CEO) of the San Diego Housing Commission. Housing Authority Member LaCava, as Chair of the Ad Hoc Working Group, and GGA will provide an update and are seeking input on the recruitment process and candidate qualifications.

Council President Elo-Rivera adjourned the meeting of the Housing Authority at 2:52 p.m. to reconvene as the City Council. Council President Elo-Rivera reconvened the meeting of the Housing Authority at 3:04 p.m.

Item 3: HAR23-018 Final Bond Authorization for Harrington Heights, Formerly Known as 13th & Broadway

Colin Miller, Senior Vice President, Real Estate Finance & Property Management, and Jennifer Kreutter, Vice President of Multifamily Housing Finance, Real Estate Division, San Diego Housing Commission, presented the request for approval.

Public testimony by Joy Sunyata and John Stump.

Motion by Council President Elo-Rivera to take the following staff-recommended actions. Seconded by Councilmember LaCava and passed by a vote of 6-0.

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

- 1) Authorize the issuance of tax-exempt Multifamily Housing Revenue Bonds in an aggregate amount not to exceed \$68,700,000 and taxable bonds in an amount not to exceed \$41,000,000 to fund 13th & Broadway CIC, LP's acquisition and new construction of Harrington Heights, a new affordable rental housing development to be located at 1320 Broadway, San Diego, CA 92101, which will consist of 270 units that will remain affordable for 55 years for households with income of 25 percent to 50 percent of San Diego's Area Median Income (AMI). Of the 270 units, 65 will be set aside for individuals experiencing literal and chronic homelessness, 10 will be set aside for veterans experiencing homelessness, and 40 will be set aside for individuals with low income. There will be three unrestricted managers' units.
- 2) Authorize the San Diego Housing Commission (Housing Commission) President and Chief Executive Officer (President and 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 the General Counsel of the Housing Authority and of the Housing Commission and the Bond Counsel, and to take such actions as are necessary, convenient, and/or appropriate to implement these approvals upon advice of the General Counsel and/or the Bond Counsel.

Council President Elo-Rivera adjourned the meeting of the Housing Authority at 3:05 p.m. to reconvene as the City Council. Council President Elo-Rivera reconvened the meeting of the Housing Authority at 3:16 p.m.

Item 4: HAR23-017 Final Bond Authorization for Iris at San Ysidro Apartments

Colin Miller, Senior Vice President, Real Estate Finance & Property Management, and Jennifer Kreutter, Vice President of Multifamily Housing Finance, Real Estate Division, San Diego Housing Commission, presented the request for approval.

Public testimony by Joy Sunyata, Blair Beekman and John Stump.

Motion by Council President Pro Tem Montgomery Steppe to take the following staff-recommended actions. Seconded by Councilmember Campillo and passed by a vote of 6-0.

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

- 1) Authorize the issuance of tax-exempt Multifamily Housing Revenue Bonds in an aggregate amount not to exceed \$31,500,000 and taxable bonds in an amount not to exceed \$9,000,000 to fund Iris at San Ysidro, LP's acquisition and new construction of Iris at San Ysidro, a new affordable rental housing development at 1663 Dairy Mart Road, San Ysidro, CA 92173, which will consist of 99 units that will remain affordable for 55 years for households with income of 25 percent to 60 percent of San Diego's Area Median Income (AMI), including 15 units through the County of San Diego's No Place Like Home program reserved for individuals with a serious mental illness who are at risk of homelessness or experiencing homelessness or chronic homelessness, and one unrestricted manager's unit.
- 2) Authorize the San Diego Housing Commission (Housing Commission) President and Chief Executive Officer (President and 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 the General Counsel of the Housing Authority and of the Housing Commission and the Bond Counsel, and to take such actions as are necessary, convenient, and/or appropriate to implement these approvals upon advice of the General Counsel and/or the Bond Counsel. Housing Commission staff will notify the Housing Authority and the City Attorney's Office about any subsequent amendments or modifications to the transaction, and other required documents, including amendments to any documents.

Council President Elo-Rivera adjourned the meeting of the Housing Authority at 3:17 p.m. to reconvene as the City Council. Council President Elo-Rivera adjourned the meeting of the City Council at 3:34 p.m. to reconvene as the Housing Authority.

Item 5: HAR23-016 Final Bond Authorization for SkyLINE Apartments

Colin Miller, Senior Vice President, Real Estate Finance & Property Management, and Jennifer Kreutter, Vice President of Multifamily Housing Finance, Real Estate Division, San Diego Housing Commission, presented the request for approval.

Public testimony by Joy Sunyata.

Motion by Councilmember Campillo to take the following staff-recommended actions. Seconded by Councilmember Lee and passed by a vote of 6-0.

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

- 1) Authorize the issuance of tax-exempt Multifamily Housing Revenue Bonds in an aggregate amount not to exceed \$42,476,918 to fund Bernardo Family Housing LP's construction of SkyLINE Apartments (SkyLINE), a new affordable rental housing development at 16785-16787 West Bernardo Drive in the Rancho Bernardo neighborhood, which will consist of 99 units that will remain affordable for 55 years for individuals and families earning 30 percent to 55 percent of the San Diego Area Median Income (AMI) and one manager's unit.

- 2) Authorize the San Diego Housing Commission (Housing Commission) President and Chief Executive Officer (President and 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 the General Counsel of the Housing Authority and of the Housing Commission and the Bond Counsel, and to take such actions as are necessary, convenient, and/or appropriate to implement these approvals upon advice of the General Counsel and/or the Bond Counsel.

Adjournment

Council President Elo-Rivera adjourned the meeting of the Housing Authority at 3:35 p.m.