

**HOUSING AUTHORITY OF THE CITY OF SAN DIEGO
REGULAR MEETING MINUTES
FEBRUARY 13, 2024
CITY COUNCIL CHAMBERS – 12TH FLOOR**

ATTENDANCE

Present:

Council President Sean Elo-Rivera, District 9
Council President Pro Tem Joe LaCava, District 1
Councilmember Jennifer Campbell, District 2
Councilmember Stephen Whitburn, District 3
Councilmember Marni von Wilpert, District 5
Councilmember Kent Lee, District 6
Councilmember Raul Campillo, District 7
Councilmember Vivian Moreno, District 8

Vacant:

District 4

The Regular Meeting of the Housing Authority of the City of San Diego was called to order at 2:51 p.m.

APPROVAL OF HOUSING AUTHORITY MINUTES

Public comment by The Original.

Motion by Councilmember LaCava to approve the Closed Session minutes of December 11, 2023, Regular Meeting minutes of December 12, 2023, Special Meeting minutes of December 13, 2023, and the Regular Meeting minutes of January 23, 2024. Seconded by Councilmember Campbell and passed by a vote of 8-0.

Non-Agenda Public Comment

Joy Sunyata commented on the future of housing in San Diego.
Matthew Kearny commented on an elderly couple facing eviction.
Crystal Edwards spoke about needing help with housing.
Tasha Williamson commented on temporary housing for flood-impacted households.
Mary Linda Vaso commented on temporary housing.
Ashley Manzano commented on needing extensions of temporary housing.
Moises Venus commented on expiration of temporary housing.
Kathleen Lippet commented on unscrupulous developers.
The Original commented on the Housing Authority members and flood response.
John Brady commented on victims of the recent flood.
Lori Saldaña commented on flood survivors' needs.
Maria Meza commented on housing needs.

DISCUSSION AGENDA

Item 1: Informational Report from the Housing Authority Executive Director

Lisa Jones, 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, Maria Meza, Francine Maxwell, Lori Saldaña, The Original, John Brady and Levi Giafaglione.

Council President Elo-Rivera adjourned the meeting of the Housing Authority at 4:36 p.m. to reconvene as the City Council. Council President Elo-Rivera reconvened the meeting of the Housing Authority at 4:53 p.m.

Item 2: HAR24-002 Final Bond Authorization for Cuatro at City Heights

Jennifer Kreutter, Vice President, Multifamily Housing Finance, Real Estate Division, San Diego Housing Commission, presented the request for approval.

Public comment by Rebecca Louie, Joy Sunyata, Lori Saldaña The Original and Consuelo.

Motion by Councilmember Campbell to take the following staff-recommended actions. Seconded by Councilmember von Wilpert and passed by a vote of 6-0, with Council President Elo Rivera and Councilmember Moreno absent.

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 \$47,111,000 and taxable bonds in an amount not to exceed \$30,000,000 to fund Cuatro at City Heights LP's construction of Cuatro at City Heights, a new 117-unit affordable rental housing development at three scattered sites at 4050 El Cajon Blvd. (Project 1), 3951 University Ave. (Project 2), and 4050 and 4102-4122 University Ave. (Project 3) in the City Heights neighborhood of San Diego, which will consist of 115 units affordable for 55 years for individuals and families earning 30 percent to 60 percent of San Diego's Area Median Income (AMI) and two unrestricted managers' units.
- 2) Authorize the San Diego Housing Commission's (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.

Item 3: HAR24-003 Final Bond Authorization for Cerro Pueblo Apartments

Jennifer Kreutter, Vice President, Multifamily Housing Finance, Real Estate Division, San Diego Housing Commission, presented the request for approval.

Public comment by Joy Sunyata, Consuelo, The Original, Lori Saldaña and John Brady.

Motion by Councilmember Campbell to take the following staff-recommended actions. Seconded by Councilmember Whitburn and passed by a vote of 8-0.

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 \$10,000,000 and taxable bonds in an amount not to exceed \$5,000,000 to

facilitate Cerro Pueblo Housing Partners, LP's rehabilitation and preservation of Cerro Pueblo Apartments, an affordable rental housing development at 2835 Clairemont Drive, San Diego, CA 92117. Centrally positioned in the Clairemont neighborhood, Cerro Pueblo consists of 45 units that will remain affordable for 55 years for individuals earning 30 percent to 60 percent of the San Diego Area Median Income (AMI), and one unrestricted manager's unit.

- 2) Authorize the San Diego Housing Commission's (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 4:53 p.m.