

**HOUSING AUTHORITY
OF THE CITY OF SAN DIEGO
REGULAR MEETING MINUTES
TUESDAY, JULY 24, 2007**

The meeting was called to order as the Housing Authority at 3:49 pm.

ATTENDANCE

Chair Peters and members Faulconer, Atkins, Frye, Madaffer, Hueso and Young were present. Member Maienschein was not present.

ADOPTION:

1. Approval of the minutes of:

May 22, 2007, June 5, 2007, June 19, 2007 and July 10, 2007

A MOTION TO APPROVE THIS ITEM WAS CARRIED ON A VOTE OF 7-0 WITH DISTRICT 5 EXCUSED.

2. HAR07-020 The Cove Supportive Housing Development, 5288 El Cajon Boulevard (Council District 3)

Approve the following revisions to the previously approved loan as identified in the Staff recommendation below and discussed in this report. All other previously approved loan terms and conditions are to remain unchanged.

Housing Authority approves the following actions:

- 1) approve a transfer of ownership and substitution of loan approval from Jewish Family Services to its development partner, The Association For Community Housing Solutions (TACHS), for The Cove Supportive Housing Development, formerly known as Hope Village, 5288 El Cajon Boulevard (Council District 3); 2) authorize the subordination of the San Diego Housing Commission loan to the State of California Multifamily Housing Program (MHP) and the Mental Health Services Act (MHSA) should it be necessary, in accordance with the new financing program requirements; and 3) authorize the President and Chief Executive Officer, or designee, to execute any and all documents necessary for these individual and separate transactions.

Ms. Joy Sunyada stated she was not in support of this project (based on the Union/Tribune article) and voiced her concerns regarding the relocation of tenants.

Ms. Hannah Cohen spoke in favor of the project as did two residents of TACHS properties.

Others noting support for the project and not wishing to speak were; Jesse Fleischman, Jill Spitzer, Susan Johnson, Simonne Ruff, Victoria Watson, Fern Siegel, Alan Zamosky, and Verne Gammon.

Member Young voice his concerns regarding another development owned by the same sponsor located in District 4. He asked about service levels, management procedures, relocation assistance, County involvement, and other matters.

Member Atkins asked questions, especially regarding relocation plans for both Districts 3 & 4 projects, and stated she supports the proposed action regarding The Cove.

Members discussed aspects of both projects, of the sponsor, and of supportive housing generally.

A MOTION TO APPROVE FAILED BY A VOTE OF 4-3 WITH DISTRICTS 4, 6, & 8 VOTING NO AND DISTRICT 5 EXCUSED.

MOTION TO CONTINUE TO THE SEPTEMBER 4, 2007 HOUSING AUTHORITY MEETING WAS CARRIED ON A VOTE OF 7-0 WITH DISTRICT 5 EXCUSED.

Chair Peters adjourned the meeting at 4:46 pm.

The meeting reconvened as the Housing Authority at 4:57 pm.

**3. HAR07-023 Final Bond Authorization for Redwood Villa Apartments
(Council District 4)**

Take the final step to authorize the issuance of Housing Authority mortgage revenue bonds to fund the rehabilitation of the Redwood Villa Apartments.

Housing Authority approves the following action:

Housing Authority authorize the issuance of up to \$6,050,000 in multifamily housing revenue bonds to fund the rehabilitation of the 92-unit Redwood Villa Apartments located at 3060 53rd Street by Redwood Villa Senior Housing Partners, L.P., a limited partnership (Borrower). The managing general partner of the Borrower is an entity controlled by the San Diego Interfaith Housing Foundation (Interfaith).

Member Frye asked "due diligence" questions of staff, legal counsel and of the developer.

MOTION TO APPROVE THIS ITEM WAS CARRIED ON A VOTE OF 6-0 WITH DISTRICTS 3 & 5 EXCUSED.

Chair Peters adjourned the meeting at 4:58 pm.

The meeting reconvened as the Housing Authority at 5:02 pm.

**4. HAR07-017 Preliminary Bond Items for Boulevard Apartments
(Council District 3)**

Take the initial steps to issue Housing Authority mortgage revenue bonds to fund the development of a 24-unit rental complex located in the San Diego community of North Park. Borrower would develop the property and restrict rents below market; issuance of bonds would require Housing Authority approval at a later date and is contingent upon approval of gap loan funding by the Redevelopment Agency and/or Housing Authority.

Housing Authority approves the following actions:

A) approve a bond inducement resolution (a “declaration of official intent”) for up to \$7 million in multifamily housing revenue bonds for development of the Boulevard Apartments, by S.V.D.P. Management, Inc. (SVDP) and Chelsea Investment Corporation (Chelsea); and **B)** approve 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 \$7 million for the Boulevard Apartments.

Member Frye stated she was pleased with the amenities that are offered to the tenants in this development.

A MOTION TO APPROVE THIS ITEM WAS CARRIED ON A VOTE OF 7-0 WITH DISTRICT 5 EXCUSED.

Chair Peters adjourned the meeting at 5:03 pm.

The meeting reconvened as the Housing Authority at 5:04 pm.

Member Hueso asked members to reconsider this item based on member’s comments and public testimony.

**2. HAR07-020 The Cove Supportive Housing Development, 5288
El Cajon Boulevard (Council District 3)**

Approve the following revisions to the previously approved loan as identified in the Staff recommendation below and discussed in this report. All other previously approved loan terms and conditions are to remain unchanged.

Housing Authority approves the following actions:

1) approve a transfer of ownership and substitution of loan approval from Jewish Family Services to its development partner, The Association For Community Housing Solutions (TACHS), for The Cove Supportive Housing Development, formerly known as Hope Village, 5288 El Cajon Boulevard (Council District 3); **2)** authorize the subordination of the San Diego Housing Commission loan to the State of California Multifamily Housing Program (MHP) and the Mental Health Services Act (MHSA) should it be necessary, in accordance with the new financing program requirements; and **3)** authorize the President and Chief Executive Officer, or designee, to execute any and all documents necessary for these individual and separate transactions.

A MOTION TO RECONSIDER THE CONTINUANCE WAS CARRIED ON A VOTE OF 6-1 WITH DISTRICT 4 VOTING NO AND DISTRICT 5 EXCUSED.

A MOTION TO RECONSIDER THE ORIGINAL MOTION WAS CARRIED ON A VOTE OF 5-2 WITH DISTRICTS 4 & 6 VOTING NO AND DISTRICT 5 EXCUSED.

A MOTION TO APPROVE THIS ITEM WAS CARRIED ON A VOTE OF 5-2 WITH DISTRICTS 4 & 6 VOTING NO AND DISTRICT 5 EXCUSED. MOTION INCLUDED REFERRAL TO LAND USE & HOUSING FOR DISCUSSION OF SUPPORTIVE HOUSING.

Chair Peters adjourned the meeting at 5:06 pm.