

**HOUSING AUTHORITY
OF THE CITY OF SAN DIEGO
REGULAR MEETING MINUTES
TUESDAY, MARCH 8, 2011**

The Regular Housing Authority Meeting was called to order at 4:18 p.m.

ATTENDANCE

Councilmembers Lightner, Council President Pro Tem Faulconer, Gloria, Council President Young, DeMaio, Zapf, and Alvarez were present. Councilmember Emerald was absent.

Non Agenda Comments:

Cricket Bradburn spoke regarding the need for affordable housing in the City of San Diego.

Adoption:

1. Approval of the minutes of:

January 25, 2011 Regular Meeting

MOTION BY COUNCILMEMBER GLORIA TO APPROVE THIS ITEM. SECONDED BY COUNCILMEMBER ALVAREZ AND CARRIED BY A UNANIMOUS VOTE OF 7-0 WITH COUNCILMEMBER EMERALD ABSENT.

Council President Young adjourned the Regular Meeting at 4:22 p.m.

Council President Young reconvened the Regular Meeting at 4:30 p.m.

2. HAR11-010 – Florida Street Apartments – Additional Funding and Preliminary Bond Request

-City Council Companion Item

That the Housing Authority of the City of San Diego approves the following:

1. Increase the previously approved loan from the San Diego Housing Commission ("Housing Commission") to Florida Street Housing Associates, L.P., by up to \$700,000 (from \$7,387,000 to \$8,087,000) with a three percent interest rate to be used as gap financing for the development of 83 units of affordable rental housing.
2. Authorize the Housing Commission to enter into an Option Agreement whereby the Housing Commission will have the option to purchase fee title to the Florida Street Apartments beginning at the end of the 15 year tax credit compliance period and extending for 36 months, for an amount equal to the greater of: (i) the fair market value of the improvements as rent restricted; or (ii) the sum of the limited partner project related tax liability plus the principal of and all accrued interest on the Housing Commission loan and all other loans secured by the property.

3. Issue a bond inducement resolution (Declaration of Official Intent) for up to \$18,800,000 in Multifamily Housing Revenue Bonds for the project.
 4. 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 of up to \$18,800,000 for the project.
 5. Approve the bond financing team of Quint & Thimmig, LLP as bond counsel and The PFM Group as financial advisor to begin work on the project.
 6. Authorize the President and Chief Executive Officer of the Housing Commission, or designee, to execute necessary documents and instruments as approved by the CEO, General Counsel and bond counsel and to authorize the CEO to perform such acts as are necessary to implement these approvals.
- B. The City Council hold a public hearing (*known as a TEFRA hearing – Tax Equity and Fiscal Responsibility Act*) and adopt a resolution approving the issuance of tax-exempt bonds in an amount of up to \$18,800,000 for the project by the Housing Authority.

No staff report was requested.

MOTION BY COUNCILMEMBER GLORIA TO APPROVE THIS ITEM. SECONDED BY COUNCIL PRESIDENT YOUNG AND CARRIED BY A UNANIMOUS VOTE OF 7-0 WITH COUNCILMEMBER EMERALD ABSENT.

Adjournment

Council President Young adjourned the Regular Meeting at 4:30 p.m.