

**HOUSING AUTHORITY
OF THE CITY OF SAN DIEGO
REGULAR MEETING MINUTES
TUESDAY, MAY 8, 2012**

The Regular Housing Authority Meeting was called to order at 3:09 p.m.

ATTENDANCE

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

Adoption Agenda:

1. Approval of the minutes of:

April 10, 2012 Regular Meeting

MOTION BY COUNCILMEMBER EMERALD TO APPROVE THIS ITEM. SECONDED BY COUNCILMEMBER ALVAREZ AND CARRIED BY A UNANIMOUS VOTE OF 8-0.

2. HAR12-023 – Knox Glen Townhomes Refinancing and Preliminary Bond Items

CITY COUNCIL COMPANION ITEM

1. That the Housing Authority of the City of San Diego (“Housing Authority”) approve the following actions:
 - a. Approve assumption of the San Diego Housing Commission’s (“Housing Commission”) loan to Housing Development Partners of San Diego (“HDP”) by a to-be-formed limited partnership, of which HDP will be the sole general partner;
 - b. Approve the subordination of the Housing Commission’s loan to a new first position tax-exempt bond loan and related security documents;
 - c. Authorize the Housing Commission to enter into an option agreement whereby the Housing Commission will have the option to purchase the Property 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 land and improvements; or (ii) the sum of: (a) the limited partner project-related exit tax liability; plus (b) the principal of and all accrued interest on the Housing Commission loan and all other loans secured by the Property, as approved by the Housing Commission;
 - d. Issue a bond inducement resolution (Declaration of Official Intent) for up to \$5,500,000 in Multifamily Housing Revenue Bonds for the project;
 - e. 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 \$5,500,000 for the project;
 - f. Approve the financing team of Quint & Thimmig as bond counsel and the PFM Group as financial advisor to begin work on the project;
 - g. Authorize the President & Chief Executive Officer (“CEO”) of the Housing Commission, or a designee, to execute all necessary documents as approved by

General Counsel and/or Bond Counsel and to take such actions as are necessary to implement the approvals; and

2. That the City Council of the City of San Diego hold a public Tax Equity and Fiscal Responsibility Act (“TEFRA”) hearing, and adopt a resolution approving the issuance by the Housing Authority of tax exempt bonds in an amount of up to \$5,500,000 for the project.

No staff report was requested.

MOTION BY COUNCILMEMBER ALVAREZ TO APPROVE THIS ITEM. SECONDED BY COUNCILMEMBER EMERALD AND CARRIED BY A UNANIMOUS VOTE OF 8-0.

3. HAR12-018 – Amendment to City of San Diego Annual Action Plan & Amendment to Fiscal Year (“FY”) 2013 Housing Commission Budget for the Emergency Solutions Grant Federal Fiscal Year (“FFY”) 2011 Second Allocation

CITY COUNCIL COMPANION ITEM

That the Housing Authority of the City of San Diego (“Housing Authority”) and San Diego City Council (“City Council”) approve the following recommendations:

1. Amendment to the Annual Plan, as attached, to utilize \$372,022 of ESG funding for re-housing activities for homeless individuals and families;
2. That the President & Chief Executive Officer (“CEO”) of the Housing Commission, or designee, be authorized to:
 - a. Execute contracts with the City and/or the U.S. Department of Housing and Urban Development (“HUD”) for this second allocation of ESG funding, in a form approved by General Counsel, which funding the Housing Commission will be administering on behalf of the City;
 - b. Execute any contracts with other agencies receiving ESG allocations that the Housing Commission has agreed to administer, in a form approved by General Counsel;
 - c. Execute all documents that are necessary and/or appropriate to implement these approvals, subject to approval of the General Counsel, and to take such actions as are necessary and appropriate to implement these approvals.
 - d. Amend the proposed FY2013 Housing Commission budget to include the second allocation of FFY11 ESG funds of \$372,022.

No staff report was requested.

MOTION BY COUNCILMEMBER FAULCONER TO APPROVE THIS ITEM. SECONDED BY COUNCILMEMBER EMERALD AND CARRIED BY A UNANIMOUS VOTE OF 8-0.

Adjournment

Council President Young adjourned the Regular Meeting at 3:13 p.m.