



SAN DIEGO  
HOUSING  
COMMISSION

# AGENDA

**SAN DIEGO HOUSING COMMISSION  
REGULAR MEETING AGENDA  
JUNE 17, 2016, 9:00 A.M.  
SMART CORNER  
4<sup>TH</sup> FLOOR CONFERENCE ROOM  
1122 BROADWAY  
SAN DIEGO, CALIFORNIA 92101**

**Chair Gary Gramling  
Vice Chair Roberta Spoon  
Commissioner Margaret Davis  
Commissioner Kellee Hubbard  
Commissioner Ben Moraga  
Commissioner Dorothy Surdi  
Commissioner Frank Urtasun**

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## **ITEMS**

### **10     CALL TO ORDER**

### **20     NON-AGENDA PUBLIC COMMENT**

At this time, individuals may address the San Diego Housing Commission (Housing Commission) on any subject in its area of responsibility that is not presently pending before the Housing Commission. Communications are limited to three minutes. Pursuant to the Brown Act, the Housing Commission can take no action. Please fill out a Speaker Request Form and submit it to the secretary prior to the meeting.

### **30     COMMISSIONER COMMENTS**



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**40     REPORT BY THE PRESIDENT & CHIEF EXECUTIVE OFFICER**

**ADOPTION AGENDA – CONSENT**

Members of the public may cause an item to be pulled from the Consent Agenda by submitting a Speaker Request Form prior to the meeting. The item will then be discussed separately, and public testimony will be taken.

**50     APPROVAL OF THE MINUTES**

May 6, 2016 Regular Meeting  
June 3, 2016 Special Meeting

**100     [HCR16-059    Fiscal Year 2017 Procurement of Commercial General Liability Insurance Coverage](#)**

That the San Diego Housing Commission (Housing Commission) authorize the President & Chief Executive Officer to purchase Commercial General Liability, Pesticide Liability, Sexual Abuse Liability, Terrorism Liability, and Mold/Fungi/Bacteria Liability Insurance coverage (Commercial Liability and related Liability coverages) for the Housing Commission from Housing Authority Risk Retention Group (HARRG) in an amount not to exceed \$203,898, with effective dates of July 1, 2016, to June 30, 2017.

**101     [HCR16-052    Amendment to Agreement with Softchoice for Microsoft Licensing](#)**

That the San Diego Housing Commission (Housing Commission) take the following actions:

- 1) Approve an amendment to the agreement with Softchoice in an amount not to exceed \$110,000 for the final year of the agreement, which expires on April 30, 2017;
- 2) Authorize the President & Chief Executive Officer (President & CEO), or designee, to substitute the funding sources with other available funding sources, so long as the total program/project budget amount after substitution does not exceed the approved total budget, should the operational need arise, or should such actions be to the benefit of the Housing Commission and its mission. Funding substitutions will be memorialized in an Information Report at the next scheduled Housing Commission Board meeting; and
- 3) Authorize the President & CEO, or designee, to execute all documents and instruments that are necessary and/or appropriate to implement these approvals, in a form approved by General Counsel, and take such actions as are necessary and/or appropriate to implement these approvals.



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**102     [HCR16-060    Moving to Work Contract Extension Approval](#)**

That the San Diego Housing Commission (Housing Commission) take the following actions:

- 1) Approve the Housing Commission's Moving to Work Contract Extension under existing terms and conditions with the U.S. Department of Housing and Urban Development (HUD) to 2028, which was approved by U.S. Congress on December 18, 2015; and
- 2) Authorize the President & Chief Executive Officer, or designee, to execute all documents and instruments necessary and/or appropriate to implement these approvals, in a form approved by General Counsel, and to take such actions as are necessary and/or appropriate to implement these approvals.

**103     [HCR16-051    Fiscal Year 2017 Section 8 Administrative Plan](#)**

That the San Diego Housing Commission (Housing Commission) take the following actions:

- 1) Approve the Fiscal Year (FY) 2017 (July 1, 2016 – June 30, 2017) Section 8 Administrative Plan (Attachment 1) and the implementation of new policy therein; and
- 2) Authorize the President & Chief Executive Officer, or designee, to execute all documents and instruments that are necessary and/or appropriate to implement these approvals, in a form approved by General Counsel, and to take such actions as are necessary and/or appropriate to implement these approvals.

**104     [HCR16-056    Preliminary Bond Authorization for Park & Market](#)**

That the San Diego Housing Commission (Housing Commission) recommend the Housing Authority of the City of San Diego (Housing Authority) take the following actions, as described in this report.

- 1) Approve the following steps to issue Housing Authority tax-exempt Multifamily Housing Revenue Bonds for Park & Market, a 427-unit mix-use development, which will include 86 units that will remain affordable for 55 years:
  - a. Issue a bond inducement resolution (Declaration of Official Intent) for up to \$225,000,000 in Multifamily Housing Revenue Bonds for the development of Park & Market by a limited partnership formed by Holland Partners Group, LLC;
  - b. 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 up to \$225,000,000 for Park & Market;
  - c. Approve the financing team of Squire Sanders as Bond Counsel and Ross Financial as Financial Advisor; and



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- d. Request that the San Diego City Council (City Council) hold a Tax Equity and Fiscal Responsibility Act (TEFRA) public hearing and adopt a resolution approving the issuance of Multifamily Housing Revenue Bonds in an amount up to \$225,000,000; and
- 2) Authorize the Housing Commission President & Chief Executive Officer (President & 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 General Counsel and bond counsel, and to take such actions as are necessary, convenient, and/or appropriate to implement these approvals upon advice of General Counsel and/or the bond counsel.

**105     HCR16-055     Loan Recommendation for Vista Del Puente**

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

- 3) Approve a residual receipts loan in an amount not to exceed \$3,000,000 to a to-be-formed Limited Partnership consisting of National Community Renaissance of California (NCRC) and Townspeople as Co-General Partner, and a tax credit investor to finance the acquisition and development of Vista del Puente at 3934 Gamma Street and 1510 South 40<sup>th</sup> Street, San Diego, 92113, which will remain affordable for 55 years.

The Housing Commission proposed loan will be contingent upon the developer receiving all necessary third-party funding commitments, including 9 percent tax credits;

- 4) Authorize the President and Chief Executive Officer (President & CEO) of the Housing Commission, or designee:
  - a. To execute all necessary documents and instruments to effectuate the transaction and implement the project, in a form approved by General Counsel, and to take such actions as are necessary, convenient and/or appropriate to implement the approvals upon advice of General Counsel;
  - b. To adjust financing terms/conditions as necessary for consistency with requirements of other funding sources or to accommodate market changes, not to exceed the maximum Housing Commission loan amount of \$3,000,000; and
  - c. To substitute approved funding sources with any other available funds as deemed appropriate, contingent upon budget availability, and further authorize the President & CEO, or designee, to take such actions as are necessary, convenient and/or appropriate to implement this approval and delegation of authority by the Housing Commission upon advice of General Counsel.



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**106     [HCR16-054](#)     [Final Bond Authorization for North Park Seniors Apartments](#)**

That the San Diego Housing Commission (Housing Commission) recommend the Housing Authority of the City of San Diego (Housing Authority) authorize the issuance of up to \$15,000,000 in tax-exempt Multifamily Housing Revenue Bonds/note to fund the new construction of North Park Seniors Apartments (North Park Seniors), a 76-unit affordable housing development for seniors, including 8 units for those who are homeless, in an infill affordable rental housing development, to be located at 4200 Texas Street, San Diego, which will remain affordable for 55 years.

**107     [HCR16-061](#)     [Workshop & Discussion: Loan Portfolio Asset Management](#)**

A workshop will be presented to provide an overview of the San Diego Housing Commission's Multifamily Loan Portfolio Asset Management program, program outcomes, and next steps. No action will be taken on this item.

**NO ACTION IS REQUIRED ON THE PART OF THE HOUSING COMMISSION**

**CLOSED SESSION**

**It is anticipated that the San Diego Housing Commission will convene in closed session on Friday, June 17, 2016, at 9:00 a.m. with the following agenda:**

- I.        Announcement by Counsel of the Matters to be discussed in Closed Session and the basis upon which each will be discussed, as referenced within the Brown Act.**
- II.       Public Testimony and Comment, if any, concerning any matter on the Closed Session Agenda.**
- III.      Commissioner comments, if any.**
- IV.      The San Diego Housing Commission will convene in closed session to consider the following agenda:**
  - A.       CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION pursuant to subdivision (c) of section 54954.5 of the Government Code and pursuant to subdivision (d)(2) of section 54956.9:**

**One (1) potential matter.**

**Counsel's Description of General Nature of Closed Session:**



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**Counsel will discuss potential litigation arising out of property/project identified as the Mountain View Project. This will include a status update for the Board and at time General Counsel will seek further direction on the initiation of litigation.**

## **ADJOURNMENT**

## **INFORMATIONAL REPORT**

**[HCR16-057](#)**

**[Agency Financial Statements – Third Quarter Fiscal Year 2016  
\(Unaudited\)](#)**