

**HOUSING AUTHORITY
OF THE CITY OF SAN DIEGO
REGULAR MEETING MINUTES
TUESDAY, JUNE 21, 2011**

The Regular Housing Authority Meeting was called to order at 2:11 p.m.

ATTENDANCE

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

Non Agenda Comments: Gary Gramling, Chairman of the San Diego Housing Commission Board and Richard Gentry, President & CEO of the Housing Commission presented Council President, Tony Young with the Pacific Southwest NAHRO Award of Excellence for his work in support of the San Diego Housing Commission.

Public Comments:

Louise Torio, Michael Sikersla, Kimberly McKay representing Bridge Housing and Antonio Pizano representing MAAC Project spoke in favor of Item 2.

Karina Spilker, Juanita Hernandez, Juan Mejia, Maria Reina Estrada, Maria Hamirano, Guillermina Perez, Carlos Spikler, Leticia Carlos, Hilda Escobar, Sandra Diaz, Genoveua Aguilar, Blanca Cadena, Daniel Cadera, Alejandra Carlos, Maria Mejia, Yuridia Damian, Julie Mejia, Karina Becerra and Melina Salgado all registered their position in favor of Item 2 but did not wish to speak.

Adoption :

1. Approval of the minutes of:

May 12, 2011 Special Meeting

MOTION BY COUNCILMEMBER ALVAREZ TO APPROVE THIS ITEM. SECONDED BY COUNCILMEMBER GLORIA AND CARRIED BY A UNANIMOUS VOTE OF 6-0 WITH COUNCIL PRESIDENT PRO TEM FAULCONER ABSENT AND COUNCILMEMBER EMERALD NOT PRESENT.

Council President Young adjourned the Regular Meeting at 2:14 p.m.

Council President Young reconvened the Regular Meeting at 2:51 p.m.

2. HAR11-021 - Loan and Preliminary Bond Items for COMM 22 Family Housing

- City Council Companion Item
- Redevelopment Agency Companion Item

Seek Housing Authority approval for the following:

- A. Approve a San Diego Housing Commission ("Housing Commission") 55-year residual receipts loan, of up to \$500,000, to Bridge SC LLC, as construction and permanent financing

for the new construction of 128 units of rental housing for very low income and low income families, plus two unrestricted managers' units, in a mixed-use transit-oriented development, located in the 2200 block of Commercial Street between 22nd Street and Harrison Avenue.

1. The Housing Commission's proposed loan would be contingent upon the developer receiving all necessary third party funding commitments including approximately \$18,344,024 of four percent tax credits, an approximate \$25,367,057 tax exempt bond financed loan, approximately \$9,255,000 of additional loan funds from the Redevelopment Agency of the City of San Diego ("Agency"), as well as additional funds from third-party sources as described in this report.
 2. Before closing, as part of the financial authorization for bonds issuance, the Housing Commission will verify that the estimated funding sources are adequate and in place.
- B. Approve initial steps to issue Housing Authority Multifamily Housing Revenue bonds, including:
1. Issue a bond inducement resolution (Declaration of Official Intent) for up to \$30,000,000 in Multifamily Housing Revenue Bonds for this project.
 2. 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 \$30,000,000 for this project.
 3. Approve a bond financing team of Stradling Yocca Carlson & Rauth as bond counsel and Ross Financial as financial advisor to work on this project.
 4. Request that the City Council hold a public hearing (known as a Tax Equity and Fiscal Responsibility Act – "TEFRA"), and adopt a resolution approving the issuance of tax-exempt bonds in an amount of up to \$30,000,000 by the Housing Authority for this project.
- C. Authorize the President and Chief Executive Officer of the Housing Commission ("CEO"), or his designee,
1. to execute any and all 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, and
 2. to adjust financing terms/conditions as necessary for consistency with requirements of other funding sources or to accommodate market changes that may occur after approval of this report but before close of escrow. The \$500,000 maximum Housing Commission loan amount may not increase.

Joseph Correia, Project Manager and members of the Redevelopment Agency presented a staff report.

Councilmember Alvarez thanked the Housing Commission and the other partnering agencies for the incredible job done on this project. He stated it was the kind of project that should represent the future of affordable housing development in the City of San Diego.

MOTION BY COUNCILMEMBER ALVAREZ TO APPROVE THIS ITEM. SECONDED BY COUNCIL PRESIDENT YOUNG AND CARRIED BY A UNANIMOUS VOTE OF 6-0 WITH COUNCIL PRESIDENT PRO TEM FAULCONER ABSENT AND COUNCILMEMBER DEMAIO NOT PRESENT.

Adjournment

Council President Young adjourned the Regular Meeting at 2:51 p.m.