

**HOUSING AUTHORITY
OF THE CITY OF SAN DIEGO
AGENDA FOR
REGULAR HOUSING AUTHORITY MEETING
TUESDAY, JULY 10, 2012 AT 2:00 PM
COUNCIL CHAMBERS:
202 C STREET, SAN DIEGO, CA 92101**

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Questions Regarding Agenda Items: For specific questions regarding any item on the Housing Authority agenda, please contact Pari Ryan (619) 578-7547. Internet access to agendas and reports is available at www.sdhc.org/Media-Center/SDHC-Meetings/Housing-Authority-Meetings/.

Housing Authority Non-Agenda Comments: Members of the public may address the Housing Authority on items of interest within the Housing Authority's jurisdiction that have not been previously before the Housing Authority. Comments relating to items on today's agenda are to be taken at the time the item is heard.

Adoption:

1. Approval of the minutes of:

June 12, 2012 Regular Meeting
June 19, 2012 Regular Meeting

2. HAR12-028 – Contract with YWCA to Operate Cortez Hill Family Center

That the Housing Authority of the City of San Diego ("Housing Authority") approve the following:

- 1) Approve the San Diego Housing Commission ("Housing Commission") contract with the YWCA to operate the Cortez Hill Family Center in FY2013;
- 2) Authorize the President & Chief Executive Officer ("President & CEO"), or designee, of the Housing Commission to execute the contract with the YWCA for operation of the Cortez Hill Family Center for FY2013, in a form approved by General Counsel; and
- 3) Authorize the President & CEO of the Housing Commission, or designee, to 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.

3. HAR12-032 – Fairbanks Commons Preliminary Bond Items

CITY COUNCIL COMPANION ITEM

- 1) That the Housing Authority of the City of San Diego ("Housing Authority") :
 - a. Approve a Bond Inducement Resolution (a "Declaration of Official Intent") for up to \$46.8 million in multifamily housing revenue bonds for the acquisition and development of the



- Fairbanks Commons project by a limited partnership comprised of Chelsea Investment Corporation, Pacific Southwest Community Development Corporation and the tax credit investor;
- b. Approve an application (and subsequent applications for up to one year, 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 \$46.8 million for Fairbanks Commons;
 - c. Approve the financing team of Orrick Herrington & Sutcliffe LLP as bond counsel and The PFM Group as financial advisor to begin work on the project; and,
- 2) That the City Council hold a Tax Equity and Fiscal Responsibility Act (“TEFRA”) public hearing, and adopt a resolution approving the issuance of tax-exempt bonds in an amount up to \$46.8 million by the Housing Authority for Fairbanks Commons.
 - 3) Authorize the President & Chief Executive Officer (“President & CEO”) of the Housing Commission, or designee, to execute all necessary documents, in a form approved by General Counsel and/or Bond Counsel, and to perform such acts as are necessary to implement these approvals.

4. HAR12-034 – Ninth and Broadway - Preliminary Multifamily Housing Revenue Bond Items

CITY COUNCIL COMPANION ITEM

Seek Housing Authority of the City of San Diego approval, as described in this report, for the following:

- 1) Approve initial steps to issue Housing Authority multifamily mortgage revenue bonds for this project, including:
 - a. Issue a bond inducement resolution (Declaration of Official Intent) for up to \$24,000,000 in multifamily housing revenue bonds for new construction of Ninth and Broadway by a to-be-formed limited partnership.
 - 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 of up to \$24,000,000 for Ninth and Broadway.
 - c. Approve a bond financing team of Quint & Thimmig as bond counsel and CSG Advisors as bond financial advisor.
 - d. Request that the City Council hold a Tax Equity and Fiscal Responsibility Act (“TEFRA”) public hearing, and adopt a resolution approving the Housing Authority’s issuance of tax-exempt bonds in an amount of up to \$24,000,000.
- 2) Authorize the President & Chief Executive Officer of the Housing Commission (“President & CEO”), or his designee to execute any and all documents and instruments, in a form approved by General Counsel and bond counsel, and to perform such acts as are necessary to implement these approvals, and to adjust terms/conditions as necessary for consistency with requirements of third-party funding sources or to accommodate market changes that may occur after approval of this report but before close of escrow.



5. HAR12-033 – Fiscal Year 2013 Section 8 Administrative Plan

That the Housing Authority of the City of San Diego (“Housing Authority”):

- 1) Approve the FY2013 Section 8 Administrative Plan (“Administrative Plan”) that clarifies Housing Commission policy including the Moving to Work (“MTW”) initiatives previously approved by the Housing Commission Board on March 16, 2012;
- 2) Ratify the Housing Commission’s FY2013 Administrative Plan, as referenced herein, as previously amended, as authorized by San Diego Municipal Code 98.0301(d)(3) and (d)(8);
- 3) Ratify authority to the Housing Commission Board to make amendments to, and adopt Administrative Plans and MTW initiatives as authorized by San Diego Municipal Code Section 98.0301(d)(3) and 98.0301(7); and
- 4) Authorize the President & Chief Executive Officer (“President & CEO”) of the Housing Commission, or designee, to execute any and 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.

Adjournment