



SAN DIEGO  
HOUSING  
COMMISSION

# MINUTES

**SAN DIEGO HOUSING COMMISSION  
MINUTES OF THE REGULAR MEETING  
JUNE 14, 2019  
SMART CORNER  
4<sup>th</sup> FLOOR CONFERENCE ROOM  
1122 BROADWAY  
SAN DIEGO, CALIFORNIA 92101**

## ATTENDANCE

Present:

Chair Stefanie Benvenuto  
Commissioner Ryan Clumpner  
Commissioner Margaret Davis  
Commissioner Johanna Hester  
Commissioner Kellee Hubbard  
Commissioner Frank Urtasun  
Commissioner Tim Walsh  
President & CEO Richard C. Gentry  
General Counsel Charles Christensen

## 10 CALL TO ORDER

Chair Benvenuto called the Regular Meeting to order at 9:01 a.m.

## 20 NON-AGENDA PUBLIC COMMENT

Martha Welch spoke about housing.  
Joy Sunyata spoke about housing and homelessness among seniors.

## 30 COMMISSIONER COMMENTS

Chair Benvenuto shared that the Grand Reopening for Vista Terrace Hills and Coronado Terrace Apartments will be held following today's Board of Commissioners meeting. These San Diego Housing Commission partnership rehabilitation projects renovated 570 affordable rental housing units in the San Ysidro area and extended their affordability.

Chair Benvenuto requested San Diego Housing Commission staff to commence a study to identify the housing units in the city that are vacant for six months or longer, and if a large number of vacant units exists, recommend a policy proposal to reactivate those housing units or set an appropriate fee that would fund affordable housing. Commissioner Clumpner agreed that this study is worth pursuing and that it would provide necessary hard data that is important for



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debates about related housing issues and for discussions about a potential fee as a revenue source for affordable housing development.

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

##### **San Diego Housing Commission Budget Approval**

On June 10, 2019, the City Council in its role as the Housing Authority approved the San Diego Housing Commission's (Housing Commission) \$452 million budget for Fiscal Year 2020. In addition, at the request of Council President Georgette Gomez, the City Council transferred approximately \$420,000 to the Housing Commission to add three staff positions in the area of addressing homelessness. This is the first year that the Housing Commission's budget for homelessness programs will exceed \$100 million.

##### **News Article about HUD Secretary Proposal**

A news article this morning reported that U.S. Department of Housing and Urban Development Secretary Ben Carson has made a proposal, agreed to by U.S. Representative Maxine Waters, Chair of the U.S. House Committee on Financial Services, to look for ways to amend the rules on Community Development Block Grants (CDBG) to adjust and reduce the grants to cities that have unreasonable restrictions on growth. The City of San Diego will be well-positioned because of the recent actions Mayor Kevin L. Faulconer and the San Diego City Council have taken.

##### **U.S. Department of Housing and Urban Development Regional Administrators Meeting**

On May 22, 2019, the Housing Commission hosted a meeting with U.S. Department of Housing and Urban Development (HUD) Assistant Deputy Secretary Matthew Hunter and all 10 HUD Regional Administrators, including Chris Patterson, the new Regional Administrator for the region that includes California.

##### **Alpha Lofts Grand Opening**

The Alpha Lofts grand opening on May 7, 2019, celebrated the completion of 52 new affordable rental apartments in Normal Heights within walking distance to a major transit station. This development was supported by HOUSING FIRST – SAN DIEGO, the San Diego Housing Commission's homelessness action plan. Chair Benvenuto spoke at the event, which California State Assemblymember Todd Gloria and Mr. Gentry also attended. The Housing Commission awarded 52 Project-Based Housing Vouchers and invested a \$5.2 million loan toward the development of Alpha Lofts. Chelsea Investment Corporation was the developer, and Alpha Project provides services to the residents.

##### **Zephyr Grand Opening**

Zephyr Apartments, also supported by HOUSING FIRST – SAN DIEGO, celebrated its grand opening on May 15, 2019. A former motel in the Grantville community north of Interstate 8 was transformed into 84 permanent supportive housing units for veterans who have experienced homelessness. City Councilmember Scott Sherman, Deputy Secretary of California Department of Veterans Affairs Keith Boylan and Mr. Gentry were among the speakers at this event. The San Diego Housing Commission awarded 84 federal Project-Based Housing Vouchers and invested a



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\$3 million loan toward the development of Zephyr. Affirmed Housing was the developer, and People Assisting the Homeless (PATH) provides on-site supportive services for the residents.

**Council President Gomez Recognized by Pacific Southwest Regional Council of the National Association of Housing and Redevelopment Officials**

San Diego City Council President Georgette Gómez was recognized on May 20, 2019, by the Pacific Southwest Regional Council of the National Association of Housing and Redevelopment Officials for her leadership and advocacy of the City’s Source of Income Ordinance last year. The Housing Commission nominated her for the award.

**National & Local Honors for San Diego Housing Commission**

The San Diego Housing Commission (Housing Commission) has recently received national and local recognition for several programs. This includes three “Awards of Merit” from the National Association of Housing and Redevelopment Officials (NAHRO) that will be presented next month. The Housing Commission’s comprehensive website redesign, business process re-engineering in the Rental Assistance Division, and recommendations to address the housing affordability crisis in San Diego will each receive Awards of Merit. The Housing Commission’s housing affordability recommendations also have been nominated for an Award of Excellence, which NAHRO will announce in October.

Locally, the Housing Commission’s acquisition and rehabilitation of Town & Country Village Apartments won a Ruby Award for Rehabilitation Project of the Year from the San Diego Housing Federation. This rehabilitation was a partnership among the Housing Commission, the Housing Commission’s nonprofit affiliate, Housing Development Partners, and Chelsea Investment Corporation. This project extended the affordability of 97 rental apartments and converted 46 previously market-rate apartments into affordable rental housing units for low-income families. In addition, the Housing Commission’s Path to Success initiative was a finalist for a Golden Watchdog award from the San Diego County Taxpayers Association. Path to Success encourages rental assistance households that are able to work, to become more financially self-reliant.

**Special 40th Anniversary Section of San Diego Housing Commission’s Website**

The San Diego Housing Commission (Housing Commission) is celebrating its 40th anniversary this year. To commemorate this milestone, the Housing Commission launched a special section of its website that chronicles 40 years of providing housing assistance to San Diegans with low income or experiencing homelessness. This website section also recognizes all of the Mayors, Housing Authority members and Housing Commission Board members who have served since 1979. This section is part of the Housing Commission’s website, [www.sdhc.org](http://www.sdhc.org)

**50      APPROVAL OF THE MINUTES**

The minutes of the Regular San Diego Housing Commission meeting of May 3, 2019, were approved on a motion by Commissioner Hubbard, seconded by Commissioner Hester, and passed by a vote of 7-0.



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**ACTION AGENDA:**

**100 HCR19-061 Application for Mortgage Credit Certificate Allocation**

Sujata Raman, Director, Housing Finance Loan Program, and Carrie Tapia, Housing Programs Manager, Real Estate Division, presented the request for approval.

Motion by Commissioner Urtasun to take the following staff-recommended actions. Seconded by Commissioner Walsh and passed by a vote of 7-0.

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:

- 1) Approve the submission of an application and payment of required application fee to the California Debt Limit Allocation Committee (CDLAC) for a Mortgage Credit Certificate (MCC) Program allocation of up to \$25 million in Fiscal Year 2020;
- 2) If the Housing Commission receives less than a \$25 million allocation, authorize staff to submit additional MCC applications to CDLAC in Fiscal Year 2020 up to the approved \$25 million in total allocation;
- 3) Authorize the President and Chief Executive Officer (President & CEO), or designee, to:
  - a. Execute any and all documents necessary 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; and
  - b. 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.

**101 HCR19-069 Award of Contract for Legal Services**

Debra Fischle-Faulk, Vice President, Procurement & Compliance Department, and Maurcell Gresham, Director, Procurement Department, presented the request for approval.

Motion by Commissioner Urtasun to take the following staff-recommended actions. Seconded by Commissioner Davis and passed by a vote of 7-0.



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

- 1) Approve the award of a two-year contract, with three one-year renewal options, to Christensen & Spath LLP, for the provision of legal services to the Housing Commission for an annual cost not to exceed \$1,200,000;
- 2) Authorize the President & Chief Executive Officer (President & CEO), or designee, to execute the contract and all other necessary documents as required;
- 3) Authorize the President & CEO, or designee, to increase the contract base amount annually, if necessary, in accordance with the Housing Authority-approved delegation of authority level;
- 4) Authorize the President & CEO, or designee, to substitute the identified contract funding sources with other available funding sources as long as the total activity budget amount after substitution does not exceed the total approved budget, should the operational need arise or should actions be to the benefit of the Housing Commission and its mission; and
- 5) Authorize the President & CEO, or designee, to perform such other acts that are necessary and/or appropriate to implement these approvals.

**102    HCR19-059    Fiscal Year 2020 Section 8 Administrative Plan**

Azucena Valladolid, Senior Vice President, Rental Assistance and Workforce Development, and Carrie Bell, Vice President, Rental Assistance, presented the request for approval.

Motion by Commissioner Davis to take the following staff-recommended actions. Seconded by Commissioner Urtasun and passed by a vote of 7-0.

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

- 1) Approve the Fiscal Year (FY) 2020 Section 8 Administrative Plan (Attachment 1) and the implementation of new policy (Attachment 2) therein;
- 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.



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**103 HCR19-067 Contract for the Fiscal Year 2020 Mental Health Systems Serial Inebriate Program**

Lisa Jones, Senior Vice President, Homeless Housing Innovations, and Marc d'Hondt, Senior Program Analyst, Homeless Housing Innovations, presented the request for approval.

Motion by Commissioner Urtasun to take the following staff-recommended actions. Seconded by Commissioner Hester and passed by a vote of 7-0.

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

- 1) Authorize the execution of an initial one-year agreement, with two one-year options to renew, with Mental Health Systems (MHS) in the amount of \$266,911.28 from the City of San Diego (City) General Fund and \$151,500.00 from the City Affordable Housing Fund for a total of \$418,411.28 to provide transitional housing and services to serial inebriates;
- 2) Authorize the President & Chief Executive Officer (President & CEO), or designee, to execute all necessary 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 necessary and/or appropriate to implement these approvals; and
- 3) Authorize the President & CEO to substitute funding sources and/or increase compensation by not more than 20 percent of the total agreement amount for the proposed agreement, if necessary, without further action by the Board of Commissioners (Board) of the Housing Commission, but only if and to the extent that funds are determined to be available for such purposes.

**104 HCR19-065 Memorandum of Understanding Between the City of San Diego and the San Diego Housing Commission for the Provision of Homeless Shelters and Services**

Lisa Jones, Senior Vice President, Homeless Housing Innovations, and Casey Nguyen, Director, Homeless Housing Innovations, presented the request for approval.

Motion by Commissioner Davis to take the following staff-recommended actions. Seconded by Commissioner Urtasun and passed by a vote of 7-0.

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

- 1) Approve a Memorandum of Understanding (MOU) between the City of San Diego (City) and the San Diego Housing Commission (Housing Commission) for the



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Provision of Homeless Shelters and Services for an initial one-year term from July 1, 2019, through June 30, 2020, with four additional one-year options to extend; and

- 2) Authorize the Housing Commission's President & Chief Executive Officer, or designee, to execute the final negotiated MOU, in a form approved by General Counsel, and to take all actions necessary to implement these approvals.

**105    HCR19-070    Loan Recommendation and Preliminary Bond Authorization for Ulric Street Apartments**

Emily S. Jacobs, Senior Vice President, Housing Finance & Portfolio Management, Real Estate Division, and J.P. Correia, Senior Real Estate Project Manager, Real Estate Division, presented the request for approval.

Sheldon Zemen, Mary Jane Jagodzinski, and Lisa Huff spoke in favor.

Motion by Commissioner Urtasun to take the following staff-recommended actions. Seconded by Commissioner Clumpner and passed by a vote of 7-0.

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

**Housing Commission:**

- 1) Approve a Housing Commission residual receipts loan in an amount not to exceed \$7,000,000 to the borrower Ulric Street Housing Associates, L.P., a California limited partnership formed by Community Housing Works (CHW), to finance the proposed acquisition and new construction of Ulric Street Apartments (Ulric), which will consist of 95 units of rental housing that will remain affordable for 55 years for low- and very low-income families and one manager's unit, to be located at 2645-2685 Ulric Street, San Diego, California 92111.

The Housing Commission's proposed loan will be contingent upon the developer receiving all necessary third-party funding commitments as described in this report. Such third-party funding commitments will be subject to the Housing Commission's General Counsel's approval.

The Ulric developer shall submit and/or supplement a relocation plan that complies with all applicable laws and regulations, which must be accompanied by a legal opinion, subject to the General Counsel's satisfaction, stating that the proposed plan complies with any and all applicable laws and regulations.



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- 2) Authorize the Housing Commission's President and Chief Executive Officer (President & CEO), or his designee:
  - a. To execute any and all necessary documents and instruments to effectuate the transaction and implement the project, in a form approved by the General Counsel, and to take such actions as are necessary, convenient, and/or appropriate to implement the approvals upon advice of the General Counsel;
  - b. To adjust financing terms/conditions, as necessary, for consistency with requirements of other funding sources or to accommodate market changes that may occur, provided that the proposed \$7,000,000 maximum Housing Commission loan amount may not increase; 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 the General Counsel.

**Housing Authority**

- 3) Approve the following steps to issue Housing Authority tax-exempt Multifamily Housing Revenue Bonds for Ulric:
  - a. Issue a bond inducement resolution (Declaration of Official Intent) for up to \$32,750,000 in Multifamily Housing Revenue Bonds for the acquisition and new construction of Ulric by Ulric Street Housing Associates, L.P.;
  - 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 Multifamily Housing Bonds in an amount up to \$32,750,000 for Ulric. Issuance of the bonds will require Housing Authority approval at a later date; and
  - c. Approve a bond financing team of Quint and Thimmig as bond counsel, and CSG Advisors Financial as Bond Financial Advisor.
- 4) Authorize the Housing Commission President & CEO, or his designee, to execute any and all documents that are necessary to effectuate the transaction and implement these approvals in a form approved by the General Counsel and the Bond Counsel, and to take such actions as are necessary, convenient, and/or appropriate to implement these approvals upon advice of the General Counsel and/or the Bond Counsel.





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**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 Multifamily Housing Revenue Bonds in an amount up to \$32,750,000 for the acquisition and new construction of Ulric.

**106    HCR19-053    Loan Recommendation for Quality Inn**

Emily S. Jacobs, Senior Vice President, Housing Finance & Portfolio Management, Real Estate Division, and Tina Kessler, Housing Programs Manager, Real Estate Division, presented the request for approval.

General Council Charles Christensen requested that the disclosure concerning Chair Benvenuto, Commissioner Walsh and CEO Gentry be incorporated into the record pursuant to the provisions of Government Code Sections 1091.5(a)(7) and 1091.5(a)(8). Chair Benvenuto, Commissioner Walsh and CEO Gentry each have a "non-interest" as described in Government Code Section 1091.5.

Motion by Commissioner Davis to take the following staff-recommended actions. Seconded by Commissioner Hubbard and passed by a vote of 7-0.

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

- 1) Approve a Housing Commission loan of up to \$5,240,000 to HDP Quality Inn LLC, a California limited liability company, of which Housing Development Partners (HDP), the Housing Commission's nonprofit affiliate, is the managing member, to facilitate the proposed rehabilitation of Quality Inn, a 92-unit existing development, located at 1840 Fourth Avenue, San Diego 92101, which will include 91 units that will remain affordable for 55 years for transitional age youth, veterans, seniors, and adults with mental disabilities who are experiencing homelessness.

The Housing Commission's proposed loan will be part of the developer's third-party funding commitments, including a California Mental Health Services Act (MHSA) loan of \$2,704,500 and a bank loan of \$4,912,920 described in this report. Such third-party funding commitments will be subject to the Housing Commission's General Counsel's approval.

- 2) Authorize the Executive Vice President and Chief of Staff (Executive Vice President), or designee:
  - a. To adjust financing terms/conditions as necessary for consistency with requirements of other funding sources or to accommodate market changes that may occur, provided that the proposed \$5,240,000 maximum loan amount may not increase.



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- b. To substitute approved funding sources with any other available funds as deemed appropriate, contingent upon budget availability, and further authorize the Executive Vice President, 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, including without limitation, the execution of loan documentation on behalf of the Housing Commission.

**107    HCR19-056    Loan Recommendation and Preliminary Bond Authorization East Block Senior Apartments**

Emily S. Jacobs, Senior Vice President, Housing Finance & Portfolio Management, Real Estate Division, and Tina Kessler, Housing Programs Manager, Real Estate Division, presented the request for approval.

Joy Sunyata spoke in favor.

Motion by Commissioner Urtasun to take the following staff-recommended actions. Seconded by Commissioner Davis and passed by a vote of 7-0.

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

**Housing Commission**

- 1) Approve a Housing Commission residual receipts loan of up to \$6,750,000 to Fairmount Senior Housing CIC, L.P., to facilitate the proposed new construction of East Block Senior Apartments, which will consist of 115 new rental housing units that will remain affordable for 55 years for low-income seniors and two managers' units, to be located at the Northwest Corner of Fairmount Avenue and El Cajon Boulevard, San Diego, California 92105.

The Housing Commission's proposed loan would be contingent upon the developer receiving all necessary third-party funding commitments, including a California Tax Credit Allocation Committee (TCAC) 4 percent tax credits award of approximately \$12,000,000 and an approximate \$22,000,000 tax-exempt Multifamily Housing Revenue Bond financed loan. Such third-party funding commitments would be subject to the Housing Commission's General Counsel's approval;

- 2) Authorize the President and Chief Executive Officer (President & CEO), or designee:
  - a. To execute any and all documents necessary to effectuate the transaction and implement the project in a form approved by General Counsel, and to take such



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actions as are necessary, convenient, and/or appropriate to implement the approvals upon advice of General Counsel;

- b. To adjust financing terms and conditions as necessary for consistency with requirements of other funding sources or to accommodate market changes that may occur, provided that the proposed \$6,750,000 maximum Housing Commission loan amount may not increase;
- 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;

**Housing Authority**

- 3) Approve initial steps to issue Housing Authority tax-exempt Multifamily Housing Revenue Bonds for this development, including:
  - a. Issue a bond inducement resolution (Declaration of Official Intent) for up to \$22,000,000 in tax-exempt Multifamily Housing Revenue Bonds for new construction of East Block Senior Apartments;
  - 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 Multifamily Housing Revenue Bonds in an amount of up to \$22,000,000 for East Block Senior Apartments;
  - c. Approve a bond financing team of Quint & Thimmig as bond counsel, and CSG Advisors as financial advisor; and
- 4) Authorize the Housing Commission 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 the advice of General Counsel and/or the Bond Counsel.

**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 Multifamily Housing Revenue Bonds in an amount of up to \$22,000,000.



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**108 HCR19-055 Preliminary Bond Authorization East Block Family Apartments**

Emily S. Jacobs, Senior Vice President, Housing Finance & Portfolio Management, Real Estate Division, and Tina Kessler, Housing Programs Manager, Real Estate Division, presented the request for approval.

Motion by Commissioner Hubbard to take the following staff-recommended actions. Seconded by Commissioner Walsh and passed by a vote of 7-0.

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

**Housing Authority**

- 1) Approve the following steps to issue Housing Authority tax-exempt Multifamily Housing Revenue Bonds for East Block Family Apartments, which will consist of 77 rental housing units that will remain affordable for 55 years and one manager's unit, to be located at the Northwest corner of Fairmount Avenue and El Cajon Boulevard, San Diego, California 92105:
  - a. Issue a bond inducement resolution (Declaration of Official Intent) for up to \$24,000,000 in Multifamily Housing Revenue Bonds for the construction of East Block Family Apartments by Fairmount Family Housing CIC, L.P.;
  - 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 \$24,000,000 for East Block Family Apartments;
  - c. Approve the financing team of Quint & Thimmig as Bond Counsel and CSG Advisors as Financial Advisor; 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.

**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 Multifamily Housing Revenue Bonds in an amount up to \$24,000,000.



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**109 HCR19-050 Preliminary Bond Authorization for Scripps Mesa Apartments**

Emily S. Jacobs, Senior Vice President, Housing Finance & Portfolio Management, Real Estate Division, and Tina Kessler, Housing Programs Manager, Real Estate Division, presented the request for approval.

Sarah Jager and Angelica Rocha spoke in favor.

Motion by Commissioner Davis to take the following staff-recommended actions. Seconded by Commissioner Hester and passed by a vote of 7-0.

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

**Housing Authority:**

- 1) Approve the following steps to issue Housing Authority tax-exempt Multifamily Housing Revenue Bonds for Scripps Mesa Apartments, a 264-unit rental housing development, located at 10380 Spring Canyon Road, San Diego, California 92131, which will consist of 53 units that will remain affordable for 55 years for very low-income families and 211 market rate rental housing units:
  - a. Issue a bond inducement resolution (Declaration of Official Intent) for up to \$110,000,000 in Multifamily Housing Revenue Bonds for the construction of Scripps Mesa Apartments by Scripps Mesa Apartments, L.P.;
  - 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 \$110,000,000 for Scripps Mesa Apartments;
  - c. Approve the financing team of Orrick as Bond Counsel and Ross Financial as Financial Advisor; 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.

**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 Multifamily Housing Revenue Bonds in an amount up to \$110,000,000.



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**110 HCR19-072 Workshop and Discussion: Low-Income Housing Tax Credits**

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

Emily S. Jacobs, Senior Vice President, Housing Finance & Portfolio Management, and Michael Pavco, Senior Vice President, Real Estate Development, presented a workshop on the Low-Income Housing Tax Credits program for funding affordable housing development.

**CLOSED SESSION:**

The San Diego Housing Commission convened in closed session to consider 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. Commission will convene in closed session to consider the following agenda:
  - A. CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION pursuant to subdivision (c) of section 54954.5 of the Government Code and pursuant to subdivision (d)(1) of section 54956.9:

Three (3) matters:

*Affordable Housing Coalition of San Diego County vs. City of San Diego; San Diego Housing Commission*, Superior Court of California, County of San Diego, Case No. 37-2019-00027875

Counsel will discuss the litigation and seek direction from the Board on handling of the matter.

*Patrice Baker, et. al. vs City of San Diego; et. al.* United States District Court for the Southern District of California

Counsel will seek direction from the Board concerning defense of the case.

*San Diego Tenant Union, and Darlissa McDowell vs. San Diego Housing Commission*, San Diego Superior Court Case No. 37-2019-00012582-CU-WM-CTL



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Counsel will discuss the litigation and seek direction from the Board on the defense of the case.

B. CONFERENCE WITH LEGAL COUNSEL-POTENTIAL INITIATION OF LITIGATION, pursuant to subdivision (c) of section 54956.9 of the Government Code and pursuant to Government Code Section 54954.5(c)

One (1) matter

Counsel will discuss the potential initiation of litigation.

V. Announcement of Actions Taken in Closed Session.

With respect to each of the items, the Commission gave authorization by a unanimous vote.

Closed session items were introduced in open session 11:09 a.m. and members of the public were given the opportunity to make public comment on the matters before the Housing Commission convened in closed session. No public comments were made.

**ADJOURNMENT:**

Chair Benvenuto adjourned the Regular Meeting at 12:10 p.m.

Respectfully submitted,

Scott Marshall  
Vice President  
Communications and Government Relations  
San Diego Housing Commission

Approved by,

Richard C. Gentry  
President & Chief Executive Officer  
San Diego Housing Commission