



SAN DIEGO
HOUSING
COMMISSION

REVISED AGENDA

SAN DIEGO HOUSING COMMISSION
REGULAR MEETING AGENDA
FEBRUARY 7, 2020, 9:00 A.M.
SMART CORNER
4TH FLOOR CONFERENCE ROOM
1122 BROADWAY
SAN DIEGO, CALIFORNIA 92101

Chair Stefanie Benvenuto
Vice Chair Ryan Clumpner
Commissioner Margaret Davis
Commissioner Johanna Hester
Commissioner Kellee Hubbard
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**

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

50 **APPROVAL OF THE MINUTES**

January 10, 2020, Regular Meeting



Regular Housing Commission Meeting of February 7, 2020

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.

All of the actions of the Housing Commission Board listed in the agenda are final seven days after Housing Commission Board action unless the Housing Authority of the City of San Diego asks to review the decision of the Housing Commission Board within the seven day period.

100 [HCR20-021](#) [Amendment to Plumbing Maintenance and Repair Services Agreement No. PM-18-09](#)

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

- 1) Approve Amendment 2 to increase the annual maximum contract amount with GPS Plumbing in the second, third, and fourth contract years (February 1, 2019 – January 31, 2023) from \$499,000 per year to \$599,000 per year for plumbing maintenance and services at properties in the City of San Diego that are owned and/or managed by the San Diego Housing Commission;
- 2) Authorize the President & Chief Executive Officer (President & CEO), or designee, to substitute the funding sources with other available funding sources provided that 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; 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.

101 [HCR20-018](#) [Fiscal Year 2021 Moving to Work Annual Plan Approval](#)

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

- 2) Approve the Fiscal Year (FY) 2021 Moving to Work (MTW) Annual Plan; and
- 3) 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.



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102 [HCR20-009](#) [Loan Recommendation and Preliminary Bond Authorization for Ventana al Sur Apartments](#)

Seven-day advance notice of San Diego Housing Commission (Housing Commission) hearing of the following matter has been provided to the Housing Authority Members pursuant to the provisions of San Diego Municipal Code Section 98.0301(e)(4)(a)(b) for Staff Recommendations Nos. 1 – 2.

That the San Diego Housing Commission (Housing Commission) take, 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:

Authorize the Housing Commission's President and Chief Executive Officer (President & CEO), or his designee, to take the following actions:

- 1) Approve a Housing Commission residual receipts loan of up to \$4,400,000 to the borrower 4132 Beyer L.P., a California limited partnership formed by the co-developers Metropolitan Area Advisory Committee on Anti-Poverty of San Diego County Inc. (MAAC) and by Kingdom Development Inc. (Kingdom), to facilitate the proposed acquisition and new construction of Ventana al Sur Apartments (Ventana), a 100-unit multifamily rental housing development, to be located at 4132 Beyer Boulevard, San Diego, that will include 75 units for low-income seniors, plus 25 units for chronically homeless seniors and homeless seniors with a serious mental illness (age 65+) residing in the City of San Diego, who meet certain income criteria, and who are identified as most appropriate for permanent supportive housing as determined by assessments conducted through the Coordinated Entry System, that will remain affordable for 55 years.
- 2) The Housing Commission's proposed loan will be contingent upon: the developer receiving all necessary funding commitments from third-party sources as described in this report. Such third-party funding commitments will be subject to the Housing Commission's General Counsel's approval.
- 3) Recommend that the Housing Authority approve an application 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 \$25,000,000.
- 4) That the Housing Commission authorize the President and Chief Executive Officer (President & CEO), or his designee:
 - a. To execute any and all documents necessary 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 \$4,400,000 maximum 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,



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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

- 1) Approve the following initial steps to issue Housing Authority tax-exempt Multifamily Housing Revenue Bonds which are allocated by the State of California, for acquisition and new construction of Ventana, including:
 - a. Issue a bond inducement resolution (Declarations of Official Intent) for up to \$25,000,000 in tax-exempt Multifamily Housing Revenue Bonds with 4 percent tax credits.
 - 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 \$25,000,000 for Ventana. Issuance of the bonds will require Housing Authority final approval at a later date.
 - c. Approve a bond financing team of Quint & Thimmig LLP as Bond Counsel, and Ross Financial as Bond Financial Advisor.

- 2) Authorize the Housing Commission’s President and Chief Executive Officer (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.

San Diego 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 up to \$25,000,000.

103 [HCR20-026](#) [Workshop & Discussion: San Diego Housing Commission Real Estate Portfolio](#)

NO ACTION IS REQUIRED ON THE PART OF THE HOUSING COMMISSION

A workshop will be presented on the real estate portfolio of affordable rental housing units owned and/or managed by the San Diego Housing Commission, including its nonprofit affiliate, Housing Development Partners.

ADJOURNMENT

INFORMATIONAL REPORTS

[HCR20-019](#) [December 2019 Reporting Update for City of San Diego’s Storage Connect Center](#)

[HCR20-020](#) [December 2019 Reporting Update for the City of San Diego’s Bridge Shelter Programs](#)

[HCR20-022](#) [December 2019 Reporting Update for City of San Diego’s Housing Navigation Center](#)