

**HOUSING AUTHORITY OF THE CITY OF SAN DIEGO
SPECIAL MEETING MINUTES
DECEMBER 13, 2023
CITY COUNCIL CHAMBERS – 12TH FLOOR**

ATTENDANCE

Present:

Council President Sean Elo-Rivera, District 9
Council President Pro Tem Joe LaCava, District 1
Councilmember Jennifer Campbell, District 2
Councilmember Stephen Whitburn, District 3
Councilmember Marni von Wilpert, District 5
Councilmember Kent Lee, District 6
Councilmember Raul Campillo, District 7
Councilmember Vivian Moreno, District 8

Vacant:

Council District 4

The Special Meeting of the Housing Authority of the City of San Diego was called to order at 2:52 p.m.

APPROVAL OF HOUSING AUTHORITY MINUTES

Motion by Councilmember Campbell to approve the Special Meeting minutes of November 13, 2023, and November 14, 2023. Seconded by Council President Pro Tem La Cava and passed by a vote of 8-0.

Public testimony by The Original.

DISCUSSION AGENDA

Item 1: Informational Report from the Housing Authority Executive Director

Public testimony by Joy Sunyata, John Stump, The Original, and Francine Maxwell.

Lisa Jones, Executive Director, Housing Authority of the City of San Diego, presented an update on key programs, projects and agency initiatives.

Item 4: HAR23-028 Resolution to Accept and Expend an Award of \$45 Million from the State of California Housing and Community Development Infill Infrastructure Grant Catalytic Qualifying Infill Area (IIGC) Program

Jennifer Kreutter, Vice President, Multifamily Housing Finance, Real Estate Division, San Diego Housing Commission, presented the request for approval.

Public testimony by Joy Sunyata, John Stump and The Original.

Motion by Councilmember Whitburn to take the following staff-recommended actions. Seconded by Councilmember Moreno and passed by a vote of 8-0.

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

- 1) Authorize the San Diego Housing Commission (Housing Commission) to accept and expend an amount not to exceed \$45 million in California Department of Housing and Community Development (HCD) Infill Infrastructure Grant Catalytic (IIGC) Qualifying Infill Area Program grant funds on behalf of the Housing Authority for the two projects awarded funding: Palm City Transit Village & Transforming & Advancing South County Transit Communities (TASC) and 1350 Front Street.
- 2) Authorize the Housing Commission’s President and Chief Executive Officer, or designee, to enter into, execute and deliver to HCD an STD 213 Standard Agreement and all documents and instruments required or deemed necessary or appropriate to secure the IIGC Qualifying Infill Area Program grant funds from HCD and to participate in the program, in a form approved by General Counsel, and to take such actions as are necessary and/or appropriate to implement these approvals. Housing Commission staff will notify the Housing Authority and the City Attorney’s Office about any subsequent amendments or modifications to the documents, and other required documents, including amendments to any documents.

Item 5: HAR23-023 Approve the San Diego Housing Commission’s Calendar Year 2024 State and Federal Advocacy and Legislative Engagement Guide

Public testimony by Joy Sunyata, John Stump and The Original.

Motion by Council President Elo-Rivera to take the following staff-recommended actions. Seconded by Councilmember von Wilpert and passed by a vote of 8-0.

That the Housing Authority of the City of San Diego (Housing Authority) approve the Calendar Year 2024 State and Federal Advocacy and Legislative Engagement Guide.

Council President Elo-Rivera adjourned the meeting of the Housing Authority at 3:41 p.m. to reconvene as the City Council. Council President Elo-Rivera reconvened the meeting of the Housing Authority at 3:57 p.m.

Item 3: HAR23-025 Final Bond Authorization for 8th Avenue Family Housing

City Council companion item

Jennifer Kreutter, Vice President, Multifamily Housing Finance, Real Estate Division, San Diego Housing Commission, presented the request for approval.

Public testimony by Joy Sunyata, The Original, John Stump and Blair Beekman.

Motion by Councilmember Whitburn to take the following staff-recommended actions. Seconded by Councilmember Campbell and passed by a vote of 8-0.

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

- 1) Authorize the issuance of tax-exempt Multifamily Housing Revenue Bonds in an aggregate amount not to exceed \$21,600,000 to fund Rise 8th Avenue L.P.’s acquisition with new construction of 8th Avenue Family Housing, a new affordable rental housing development at 3927-37 ½ 8th Avenue, San Diego, in the Hillcrest neighborhood of the Uptown Community Planning Area, which will consist of 79 rental housing units that will remain

affordable for 55 years for individuals and families earning 30 percent to 50 percent of the San Diego Area Median Income (AMI), and one manager's unit.

- 2) Authorize the Housing Commission President and Chief Executive Officer (President and 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 the General Counsel of the Housing Authority and of the Housing Commission 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.

Council President Elo-Rivera adjourned the meeting of the Housing Authority at 3:58 p.m. to reconvene as the City Council. Council President Elo-Rivera reconvened the meeting of the Housing Authority at 4:07p.m.

Item 2: HAR23-024 Final Bond Authorization for Casa Nueva, Formerly Known as Hacienda Townhomes

City Council companion item

Jennifer Kreutter, Vice President, Multifamily Housing Finance, Real Estate Division, San Diego Housing Commission, presented the request for approval.

Public testimony by Joy Sunyata and The Original.

Motion by Councilmember Whitburn to take the following staff-recommended actions. Seconded by Council President Elo-Rivera and passed by a vote of 8-0.

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

- 1) Authorize the issuance of tax-exempt Multifamily Housing Revenue Bonds in an aggregate amount not to exceed \$12,968,761 to fund Casa Nueva II L.P.'s acquisition with rehabilitation of Casa Nueva, an existing affordable rental housing development formerly known as Hacienda Townhomes at 350 17th Street, San Diego, in the Downtown Community Planning Council/East Village neighborhood, which will consist of 51 affordable units that will remain affordable for 55 years for individuals and families earning between 30 percent to 60 percent of the San Diego Area Median Income (AMI) and one manager's unit.
- 2) Authorize the Housing Commission President and Chief Executive Officer (President and 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 the General Counsel of the Housing Authority and of the Housing Commission 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.

Adjournment

Council President Elo-Rivera adjourned the meeting of the Housing Authority at 4:08 p.m.