

**HOUSING AUTHORITY OF THE CITY OF SAN DIEGO
REGULAR MEETING MINUTES
TUESDAY, NOVEMBER 15, 2022
CITY COUNCIL CHAMBERS – 12TH FLOOR**

The Regular Meeting of the Housing Authority of the City of San Diego was called to order at 3:53 p.m.

ATTENDANCE

Present:

Council President Sean Elo-Rivera, District 9
Councilmember Joe LaCava, District 1
Councilmember Jennifer Campbell, District 2
Councilmember Stephen Whitburn, District 3
Council President Pro Tem Monica Montgomery Steppe, District 4
Councilmember Marni von Wilpert, District 5
Councilmember Chris Cate, District 6
Councilmember Raul Campillo, District 7

Not present:

Councilmember Vivian Moreno, District 8

APPROVAL OF HOUSING AUTHORITY MINUTES

Motion by Council President Elo-Rivera to approve the Regular Meeting minutes of October 11, 2022.
Seconded by Councilmember Whitburn and passed by a vote of 8-0.

NON-AGENDA PUBLIC COMMENT

Randy J. Walsh commented on his apartment building.
Joy Sunyata commented on preservation, prevention and implementation.

DISCUSSION AGENDA:

ITEM 1: HAR22-028 Final Bond Authorization for Cortez Hill Apartments

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

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

City Council companion item

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

- 1) Authorize the issuance of a tax-exempt Multifamily Housing Revenue Bond in an aggregate amount not to exceed \$19,305,000 of a tax-exempt bond and a taxable bond in an amount not to exceed \$13,000,000 to fund Beech Street Housing Associates LP's acquisition and construction of the Cortez Hill Apartments (Cortez Hill), a new affordable rental housing development at 915 Beech Street in the Cortez Hill neighborhood in downtown San Diego, which will consist of 87

units that will remain affordable for 55 years for people experiencing chronic homelessness or with low income and selected from the San Diego Housing Commission's (Housing Commission) Project-Based Housing Vouchers (PBV) waiting list, with income between 30 percent to 40 percent of the San Diego Area Median Income (AMI), and one unrestricted manager unit.

- 2) 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 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. Housing Commission staff will notify the Housing Authority and the City Attorney's Office about any subsequent amendments or modifications to the transaction, and other required documents, including amendments to any documents.

**ITEM 2: HAR22-019 San Diego Housing Commission Semi-Annual Grant Report
January 1, 2022, through June 30, 2022**

Debra Fischle-Faulk, Senior Vice President, Compliance & Equity Assurance, San Diego Housing Commission, presented the informational report

Joy Sunyata spoke in favor.

This report has been prepared in response to the Housing Authority of the City of San Diego (Housing Authority) Resolution Number HA-1569, which provides the San Diego Housing Commission (Housing Commission) with authority for a number of grant-related activities and requires semi-annual reporting of all grant activity. It includes information about Housing Commission activity related to competitive grants, non-competitive grants and allocations, and pass-through funds from the City of San Diego (City) during the second half of Fiscal Year (FY) 2022 (January 1, 2022 – June 30, 2022). Funding approved for the Housing Commission to administer in response to the coronavirus (COVID-19) pandemic also is included in Attachment 1 of this report.

ITEM 3: HAR22-005 Status of Loan Portfolio – Fiscal Year 2022 Fourth Quarter

Sujata Raman, Vice President, Single-Family Housing Finance, Real Estate Division, San Diego Housing Commission, presented the informational report.

Pursuant to San Diego Housing Commission (Housing Commission) Lending Authority Policy No. 600.101, the Housing Commission prepares quarterly reports that provide the following information:

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| 1) Loan Portfolio Summary | 5) Loans and Grants Written Off/Forgiven |
| 2) Loans and Grants Funded | 6) Defaults |
| 3) Loans Paid in Full | |
| 4) Loan Payments | |

Adjournment

Council President Elo-Rivera adjourned the meeting of the Housing Authority at 4:20 p.m.