

**HOUSING AUTHORITY
OF THE CITY OF SAN DIEGO
REGULAR MEETING MINUTES
TUESDAY, SEPTEMBER 23, 2008**

The meeting was called to order as the Housing Authority at 4:12 p.m.

ATTENDANCE

Councilmembers Faulconer, Atkins, Young, Maienschein, Frye, and Hueso were present. Council President Peters and Council President Pro Tem Madaffer were not present.

Adoption:

1. **Approval of the minutes of:** September 9, 2008.

MOTION BY YOUNG TO APPROVE THIS ITEM. SECONDED BY FRYE. CARRIED BY UNANIMOUS VOTE OF 6-0. PETERS AND MADAFFER ABSENT.

3. **HAR08-035 - Loan and Bond Inducement For Arbor Village (District 4)**

Approve a loan for acquisition and rehabilitation of a 112-unit rental housing development for low-income families and take the initial steps to issue multifamily housing revenue bonds to finance the project.

Housing Authority approve the following actions:

STAFF RECOMMENDATIONS:

1. Approve a Housing Commission permanent loan of up to \$6,676,000 to a single-asset tax credit limited partnership to be formed by LINC Housing Corporation (LINC) specifically for the acquisition and rehabilitation of Arbor Village;
2. Issue a bond inducement resolution (Declaration Of Official Intent) for up to \$15.6 million in Multifamily Housing Revenue Bonds for the project;
3. 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 \$15.6 million for the project;
4. Hold a public hearing by the City Council (*known as a TEFRA hearing – Tax Equity and Fiscal Responsibility Act*) and adopt a resolution approving the issuance of tax-exempt bonds in an amount of up to \$15.6 million for the project by the Housing Authority; and,
5. Approve an annual General Partnership management fee in the amount of \$20,000; and,

6. Authorize the President and Chief Executive Officer of the Housing Commission, or a designee, to execute necessary documents.

MOTION BY HUESO TO APPROVE THIS ITEM. SECONDED BY ATKINS.
CARRIED BY UNANIMOUS VOTE OF 6-0. PETERS AND MADAFFER ABSENT.

Councilmember Young adjourned the meeting at 4:14 p.m.

Meeting reconvened at 4:17 p.m.

2. HAR08-020 - Amendments to the Multifamily Mortgage Revenue Bond Policy (Citywide)

Approve changes to the Multifamily Mortgage Revenue Bond Program Policy and, as part of the bond issuance process, delegate authority to the President & CEO of the Housing Commission (President & CEO) to conduct public hearings and approve bond inducement resolutions. Additional changes have been made to the formatting and organization of the policy. The amended policy is included as Attachment 1.

Housing Authority approve the following actions:

STAFF RECOMMENDATIONS:

- A. Housing Authority approve changes to the Multifamily Mortgage Revenue Bond Program (Bond Program) policy as summarized in the staff report;
- B. Housing Authority delegate authority to the President & CEO of the Housing Commission to approve bond inducement resolutions for eligible affordable housing projects as required by Section 1.150-2(e) of the Treasury Regulations; and,
- C. City Council delegate authority to the President & CEO to conduct public hearings (*known as TEFRA hearings - Tax Equity and Fiscal Responsibility Act*) for the purpose of complying with Section 147(f) of the Internal Revenue Code.

Cissy Fisher gave staff report.

IBA staff recommendations were heard. Support for Recommendation A. Recommendations B and C were not supported.

Discussion followed.

MOTION BY FRYE TO APPROVE RECOMMENDATION A ONLY. SECONDED BY YOUNG. CARRIED BY UNANIMOUS VOTE OF 6-0. PETERS AND MADAFFER ABSENT.

Councilmember Young adjourned the meeting at 4:45 p.m.