



SAN DIEGO
HOUSING
COMMISSION

AGENDA

SAN DIEGO HOUSING COMMISSION
REGULAR MEETING AGENDA
JUNE 15, 2018, 9:00 A.M.
SMART CORNER
4TH FLOOR CONFERENCE ROOM
1122 BROADWAY
SAN DIEGO, CALIFORNIA 92101

Chair Frank Urtasun
Vice Chair Dorothy Surdi
Commissioner Stefanie Benvenuto
Commissioner Margaret Davis
Commissioner Kellee Hubbard
Commissioner Ben Moraga
Commissioner Tim Walsh

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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



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50 APPROVAL OF THE MINUTES

May 4, 2018, Regular Meeting

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 [HCR18-054](#) [Fiscal Year 2019 Section 8 Administrative Plan](#)

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

- 1) Approve the Fiscal Year (FY) 2019 Section 8 Administrative Plan (Attachment 1) and the implementation of new policy 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.

101 [HCR18-051](#) [Approval of the Award of Job Order Contracting Contracts](#)

The seven day advance notice of San Diego Housing Commission’s hearing of this matter is being provided to the Housing Authority Members pursuant to the provisions of San Diego Municipal Code Section 98.0301(e)(4)(A) and (B).

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

- 1) Authorize the President & Chief Executive Officer (President & CEO), or designee, to enter into cooperative purchasing agreements with the contractors referenced within this report based upon procurements previously competitively bid and awarded by the National Joint Powers Alliance (NJPA);
- 2) Approve the award of 11 separate Job Order Contracting (JOC) contracts that include an initial one-year term with three additional one-year contract renewal options to the following companies, each with a value not to exceed maximum annual capacity of \$2,000,000:



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- a. ACCO Engineered Systems Inc. (Mechanical) - SDHC JOC Contract #JOC-18-01
 - b. All Source Coatings, Inc. (General Construction) - SDHC JOC Contract #JOC-18-02
 - c. Good-Men Inc. Roofing and Construction (Roofing) - SDHC JOC Contract #JOC-18-03
 - d. Grondin Construction Inc. (General Construction) - SDHC JOC Contract #JOC-18-04
 - e. Harry H. Joh Construction Inc. (General Construction) - SDHC JOC Contract #JOC-18-05
 - f. Harry H. Joh Construction Inc. (Mechanical) - SDHC JOC Contract #JOC-18-06
 - g. Nexgen Building Group- SDHC JOC Contract #JOC-18-07
 - h. Pacific Building Group (General Construction) - SDHC JOC Contract #JOC-18-08
 - i. Pacific Contractors Group Inc. (Painting) - SDHC JOC Contract #JOC-18-09
 - j. Vet-Force Engineering & Construction (Engineering) - SDHC JOC Contract #JOC-18-10
 - k. Vincor Construction, Inc.- SDHC JOC Contract #JOC-18-11
- 3) 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
- 4) Authorize the President & CEO, or designee, to execute all documents and instruments 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.

102 [HCR18-053 Multifamily Mortgage Revenue Bond Program Policy Amendments](#)

Requires Housing Authority Approval

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, as described in this report.

- 1) Approve the proposed amendments to the Multifamily Mortgage Revenue Bond Policy as discussed in this report to incorporate into the Housing Commission's policy additional revisions requested by California Debt Limit Allocation Committee (CDLAC) staff for conformance with applicable law. Changes to the policy will apply only to bond issuances in progress and new bond applications received after the Housing Authority's proposed approval; and
- 2) Authorize the President and Chief Executive Officer of the Housing Commission, or his designee, to perform such acts as necessary or appropriate to implement the revised Bond Policy and administer the Housing Commission's Bond Program.



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103 [HCR18-061](#) [Loan Recommendation and Preliminary Bond Authorization for West Park](#)

The seven day advance notice of San Diego Housing Commission's Hearing of this matter is being provided to the Housing Authority Members pursuant to the provisions of San Diego Municipal Code Section 98.0301(e)(4)(A) and (B).

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 of up to \$3,593,274 to HDP West Park L.P., a California limited partnership, to facilitate the proposed acquisition with rehabilitation of West Park, a 47-unit existing development, located at 1830 Fourth Avenue, San Diego 92101, which will include 46 units for seniors and adults with mental disabilities who are experiencing homelessness that will remain affordable for 55 years.

The Housing Commission's proposed loan will be contingent upon the developer receiving all necessary third-party funding commitments, including a California Tax Credit Allocation Committee (TCAC) award of approximately \$4,535,051 of 4 percent tax credits, an approximate \$9,000,000 tax-exempt bonds financed loan, and a seller loan described in this report. Such third-party funding commitments will be subject to the Housing Commission's General Counsel's approval.

- 2) Adjust the terms of the 65-year ground lease from the Housing Commission to HDP West Park L.P. so that the annual ground rent will equal the lesser of: (i) 4.5 percent of HDP West Park, L.P.'s gross annual income; or (ii) 100 percent of HDP West Park, L.P.'s cash flow.
- 3) 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 \$3,593,274 maximum loan amount may not increase.
 - 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.



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Requires Housing Authority Approval

Housing Authority:

- 1) Approve the following steps to issue Housing Authority tax-exempt Multifamily Housing Revenue Bonds for West Park:
 - a. Issue a bond inducement resolution (Declaration of Official Intent) for up to \$9,000,000 in tax exempt Multifamily Housing Revenue Bonds for the rehabilitation of West Park;
 - 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 of up to \$9,000,000 for West Park;
 - c. Approve a bond financing team of Jones Hall as bond counsel, and Ross Financial as bond financial advisor;
- 2) Authorize the Executive Vice President, 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 Bond Counsel.

Requires City Council Approval

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 \$9,000,000.

104 [HCR18-062 Revised Preliminary Bond Authorization for Hillside Views Apartments](#)

Requires Housing Authority and City Council Approval

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 Hillside Views Apartments (Hillside) (formerly known as President John Adams Manor), a 300-unit existing development, located at 5471 Bayview Heights Place, San Diego 92105, that will include 297 units that will remain affordable for 55 years:
 - a. Approve a resolution amending the bond inducement resolution (Declaration of Official Intent) of the previously approved \$32,000,000 maximum bond amount to a revised up to \$41,000,000 maximum amount of Multifamily Housing Revenue Bonds for the development



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- of Hillside by a California limited partnership to-be-formed by *Metropolitan Area Advisory Committee on Anti-Poverty (MAAC)*;
- 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 \$41,000,000 for Hillside;
 - c. Confirm the previously approved financing team of Quint & Thimmig 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 issuance of Multifamily Housing Revenue Bonds in an amount up to \$41,000,000.

105 [HCR18-052](#) [Final Bond Authorization for Parkside Apartments](#)

Requires Housing Authority Approval

That the San Diego Housing Commission (Housing Commission) recommend that the Housing Authority of the City of San Diego (Housing Authority) authorize the issuance of up to \$5,500,000 in tax-exempt Multifamily Housing Revenue Bonds to facilitate single asset buyer Parkside SD Apartments, L.P.'s acquisition and rehabilitation of Parkside Apartments (Parkside), a 40-unit multifamily rental housing development, located at 4035 Park Haven Court, San Diego, in the Southeastern San Diego Mountain View neighborhood, which will remain affordable for 55 years.

106 [HCR18-058](#) [Approval of forgivable loan to Island Inn, L.P. to extend affordability for 201-unit project located at 202 Island Avenue, San Diego, California, with Redevelopment Agency restrictions that expired in 2017](#)

Requires Housing Authority and City Council Approval

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) Authorize a forgivable loan in the amount of \$2,750,000 to Island Inn, L.P., to extend the affordability restrictions (that expired in 2017) to December 31, 2027, making the project 100 percent affordable at 50 percent of Area Median Income (AMI) and 80 percent of AMI affordability levels;



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- 2) Authorize the President & Chief Executive Officer of the Housing Commission (President & CEO), or designee, to execute such documents and perform such acts as are necessary to implement these approvals, in a form and format as approved by General Counsel of the Housing Commission;
- 3) Authorize the President & CEO of the Housing Commission, or designee, to take such actions as are necessary to accept an assignment of the original, forgivable loan in the amount of \$2,392,000, secured by a Deed of Trust in favor of the City of San Diego, as Successor Agency to the former San Diego Redevelopment Agency (RDA) note, and to extend the forgiveness date of such note and deed of trust to be coincident with the termination date of the Housing Commission forgivable loan, of December 31, 2027; and
- 4) Authorize the President & CEO of the Housing Commission, or designee, to change funding sources, when in the best interests of the Housing Commission, provided that such funding sources are available and provided further that the amount of the forgivable loan approved in this action does not increase beyond that approved in these actions.

City Council:

- 1) If and to the extent necessary, approve the assignment of the RDA note and the extension of the forgiveness date to December 31, 2027; and
- 2) Authorize the Mayor, or designee, to execute such documents and perform such acts as are necessary to effectuate the assignment and extension of the forgiveness date of the RDA note.

107 [HCR18-063 Workshop & Discussion: San Diego Housing Commission Website Redesign and Data Dashboards](#)

NO ACTION IS REQUIRED ON THE PART OF THE HOUSING COMMISSION

A workshop will be presented to the San Diego Housing Commission (Housing Commission) Board of Commissioners regarding the redesign of the San Diego Housing Commission’s website, www.sdhc.org, and dashboards created to provide summary data about the agency’s programs.

ADJOURNMENT

INFORMATIONAL REPORTS

[HCR18-057 Agency Financial Statements – Third Quarter Fiscal Year 2018 \(Unaudited\)](#)

[HCR18-059 Investment Report – Third Quarter Fiscal Year 2018](#)

[HCR18-023 April 2018 Reporting Update for City of San Diego’s Temporary Bridge Shelter Programs](#)