

**HOUSING AUTHORITY
OF THE CITY OF SAN DIEGO
REGULAR MEETING MINUTES
TUESDAY, FEBRUARY 12, 2019
CITY COUNCIL CHAMBERS – 12TH FLOOR**

The Meeting of the Housing Authority of the City of San Diego was called to order at 2:31 p.m.

ATTENDANCE

Present:

Council President Georgette Gómez, District 9
Council President Pro Tem Barbara Bry, District 1
Councilmember Jennifer Campbell, District 2
Councilmember Chris Ward, District 3
Councilmember Monica Montgomery, District 4
Councilmember Mark Kersey, District 5
Councilmember Chris Cate, District 6
Councilmember Scott Sherman, District 7
Councilmember Vivian Moreno, District 8

Approval of Housing Authority Minutes:

The minutes of the Housing Authority meeting of December 3, 2018, were approved on a motion by Councilmember Sherman, seconded by Councilmember Ward, and passed by a vote of 9-0.

NON AGENDA PUBLIC COMMENT:

Izean Rim commented on homelessness.

DISCUSSION AGENDA:

ITEM 1: HAR19-002 Final Bond Authorization for West Park

Mike Pavco, Senior Vice President, Real Estate; Colin Miller, Vice President, Multifamily Housing Finance, Real Estate Division; and Tina Kessler, Housing Programs Manager, Real Estate Division, San Diego Housing Commission, presented the request for approval.

Motion by Councilmember Ward to approve the staff-recommended actions. Seconded by Council President Gómez and passed by a vote of 9-0.

That the Housing Authority of the City of San Diego (Housing Authority) authorize the issuance of up to \$9,000,000 in tax-exempt Multifamily Housing Revenue Bonds to facilitate HDP West Park L.P.'s rehabilitation of West Park, a 47-unit development, located at 1830 Fourth Avenue, San Diego, in the Bankers Hill/Park West neighborhood of the Uptown community planning area, which will remain affordable for 55 years.

ITEM 2: HAR19-001 Preliminary Bond Authorization for Keeler Court Apartments

CITY COUNCIL COMPANION ITEM

Colin Miller, Vice President, Multifamily Housing Finance, Real Estate Division, and Tina Kessler, Housing Programs Manager, Real Estate Division, San Diego Housing Commission, presented the request for approval.

Sylvia Martinez spoke in favor.

Motion by Council President Gómez to approve the staff-recommended actions. Seconded by Councilmember Sherman and passed by a vote of 9-0.

That the Housing Authority of the City of San Diego (Housing Authority) take the following actions, as described in this report.

- 1) Approve the following steps to issue Housing Authority tax-exempt Multifamily Housing Revenue Bonds for Keeler Court Apartments, a proposed 71-unit new construction affordable rental housing development, located at 1290-1294 Keeler Court, San Diego 92113, which will remain affordable for 55 years:
 - a. Issue a bond inducement resolution (Declaration of Official Intent) for up to \$25,000,000 in Multifamily Housing Revenue Bonds for the acquisition and construction of Keeler Court Apartments by Community Housing Works;
 - 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 Keeler Court Apartments;
 - c. Approve the financing team of Kutak Rock, LLP as Bond Counsel and PFM as Financial Advisor; and
- 2) Authorize the San Diego Housing Commission (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.

Adjournment

Council President Gómez adjourned the Regular Meeting at 2:46 p.m.