

**HOUSING AUTHORITY OF THE CITY OF SAN DIEGO  
AGENDA FOR  
REGULAR HOUSING AUTHORITY MEETING  
JUNE 25, 2019, AT 2:00 PM OR SOON THEREAFTER  
COUNCIL CHAMBERS: 12<sup>th</sup> FLOOR  
202 C STREET, SAN DIEGO, CA 92101**

**Assistance for Persons with Disabilities:** Agendas, reports and records are available in alternative formats upon request. To order information in Braille, oversized print or voice cassette tape, or to arrange for a sign language or oral interpreter for the meeting, please call the City Clerk's Office at least five days prior to the meeting at 619-533-4000 (voice) or 619-236-7012 (TTY). Assistive Listening Devices: ALDs are available from the City Clerk's Office prior to the meeting and are to be returned at the end of the meeting.

**Questions Regarding Agenda Items:** For specific questions regarding any item on the Housing Authority agenda, please contact [SDHCdoctetinfo@sdhc.org](mailto:SDHCdoctetinfo@sdhc.org) or 619-578-7550. Internet access to agendas and reports is available at [www.sdhc.org/Media-Center/SDHC-Meetings/Housing-Authority-Meetings/](http://www.sdhc.org/Media-Center/SDHC-Meetings/Housing-Authority-Meetings/).

**Housing Authority Non-Agenda Comments:**

Members of the public may address the Housing Authority on items of interest within the Housing Authority's jurisdiction that have not been previously before the Housing Authority. Comments relating to items on today's agenda are to be taken at the time the item is heard.

**APPROVAL OF HOUSING AUTHORITY MINUTES:**

June 10, 2019 – Regular

June 11, 2019 – Special

**DISCUSSION AGENDA:**

**ITEM 1:     [HAR19-014](#)   [Preliminary Bond Authorization for Scripps Mesa Apartments](#)**

***City Council companion item***

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 Scripps Mesa Apartments, a 264-unit rental housing development, located at 10380 Spring Canyon Road, San Diego, California 92131, which will consist of 53 units that will remain affordable for 55 years for very low-income families and 211 market rate rental housing units:
  - a. Issue a bond inducement resolution (Declaration of Official Intent) for up to \$110,000,000 in Multifamily Housing Revenue Bonds for the construction of Scripps Mesa Apartments by Scripps Mesa Apartments, L.P.;
  - 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 \$110,000,000 for Scripps Mesa Apartments;
  - c. Approve the financing team of Orrick as Bond Counsel and Ross Financial as Financial Advisor; and

- 2) Authorize the San Diego Housing Commission's (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.

**ITEM 2:      [HAR19-029](#)    [Preliminary Bond Authorization for Ulric Street Apartments](#)**

***City Council companion item***

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 Ulric:
  - a. Issue a bond inducement resolution (Declaration of Official Intent) for up to \$32,750,000 in Multifamily Housing Revenue Bonds for the acquisition and new construction of Ulric by Ulric Street Housing Associates, L.P.;
  - 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 Multifamily Housing Bonds in an amount up to \$32,750,000 for Ulric. Issuance of the bonds will require Housing Authority approval at a later date; and
  - c. Approve a bond financing team of Quint and Thimmig as bond counsel, and CSG Advisors Financial as Bond Financial Advisor.
- 2) Authorize the Housing Commission President & CEO, or his 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 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.

**ITEM 3:      [HAR19-024](#)    [Memorandum of Understanding Between the City of San Diego and the San Diego Housing Commission for the Provision of Homeless Shelters and Services](#)**

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

Authorize the President & Chief Executive Officer of the San Diego Housing Commission (Housing Commission), or designee, to negotiate and enter into a Memorandum of Understanding (MOU) with the City of San Diego (City) for the administration and provision of homeless shelters and services for an initial one-year term from July 1, 2019, through June 30, 2020, with four one-year options to renew, in a form approved by General Counsel, and to take all actions necessary to implement the approval.

**ITEM 4: HAR19-021 Application for Mortgage Credit Certificate Allocation**

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

- 1) Approve the submission of an application and payment of required application fee to the California Debt Limit Allocation Committee (CDLAC) for a Mortgage Credit Certificate (MCC) Program allocation of up to \$25 million in Fiscal Year 2020;
- 2) If the San Diego Housing Commission (Housing Commission) receives less than a \$25 million allocation, authorize staff to submit additional MCC applications to CDLAC in Fiscal Year 2020 up to the approved \$25 million in total allocation;
- 3) Authorize the Housing Commission's President and Chief Executive Officer (President & CEO), or designee, to:
  - a. Execute any and all documents necessary to effectuate the transaction and implement the project in a form approved by General Counsel, and to take such actions as are necessary, convenient and/or appropriate to implement the approvals upon advice of General Counsel; and
  - b. Further authorize the President & CEO, 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.

**ITEM 5: HAR19-012 Memorandum of Understanding between the City of San Diego and the San Diego Housing Commission regarding the City of San Diego's Administration of the Community Development Block Grant Affordable Housing Revolving Loan Fund**

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

- 1) Approve the execution of a Memorandum of Understanding (MOU) and Scope of Services and Budget, in a form approved by General Counsel, between the City of San Diego (City) and the Housing Commission regarding the City's administration of the Community Development Block Grant Affordable Housing Revolving Loan Fund (CDBG AHRLF):
  - a. Delegating the administration, planning, coordination, operation, and oversight of the City's CDBG AHRLF program to the Housing Commission;
  - b. Authorizing the President and Chief Executive Officer (President & CEO), or designee, of the Housing Commission to execute all necessary documents required by the U.S. Department of Housing and Urban Development (HUD) and the regulations of the CDBG-AHRLF program; and;
  - c. Authorizing the President & CEO of the Housing Commission, or designee, subject to approval as to form and legality by the General Counsel of the Housing Commission, to execute any and all documents within the scope of the powers delegated to the Housing Commission in the MOU and Scope of Services and Budget relating to CDBG AHRLF, including but not limited to, grants and loan agreements;
- 2) Authorize the President & CEO of the Housing Commission, or designee, to execute the final negotiated MOU and Scope of Services and Budget, and any and all amendment(s) thereto, in a form approved by General Counsel, and to take all actions necessary to implement these approvals.

**ITEM 6:     HAR19-011   Memorandum of Understanding between the City of San Diego and the San Diego Housing Commission Regarding the City of San Diego’s Administration of the Federal HOME Investment Partnerships Program**

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

- 1) Approve the execution of a Memorandum of Understanding (MOU) and Subrecipient Agreement, in a form approved by General Counsel, between the City of San Diego (City) and the Housing Commission regarding the City’s administration of the federal HOME Investment Partnerships Program (HOME):
  - a. Delegating the administration, planning, coordination, operation, and oversight of the City’s HOME program to the Housing Commission;
  - b. Authorizing the President and Chief Executive Officer (President & CEO), or designee, of the Housing Commission to execute all necessary documents required by the U.S. Department of Housing and Urban Development (HUD) and the regulations of the HOME program; and
  - c. Authorizing the President & CEO of the Housing Commission, or designee, subject to approval as to form and legality by the General Counsel of the Housing Commission, to execute any and all documents within the scope of the powers delegated to the Housing Commission in the MOU and Subrecipient Agreements relating to HOME, including but not limited to, grants and loan agreements; and
  
- 2) Authorize the President & CEO of the Housing Commission, or designee, to execute the final negotiated MOU and Subrecipient Agreement, and any and all amendment(s) thereto, in a form approved by General Counsel, and to take all actions necessary to implement these approvals.

**Adjournment**