



SAN DIEGO
HOUSING
COMMISSION

AGENDA

SAN DIEGO HOUSING COMMISSION
REGULAR MEETING AGENDA
JANUARY 10, 2020, 9:00 A.M.
SMART CORNER
4TH FLOOR CONFERENCE ROOM
1122 BROADWAY
SAN DIEGO, CALIFORNIA 92101

Chair Stefanie Benvenuto
Vice Chair Ryan Clumpner
Commissioner Margaret Davis
Commissioner Johanna Hester
Commissioner Kellee Hubbard
Commissioner Frank Urtasun

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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

November 15, 2019, Regular Meeting
November 15, 2019, Special 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 HCR20-012 Award of a Construction Contract for Parking Lot Repairs and Improvements at Selected Sites

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

- 1) Approve the award of a construction contract to Accurate Asphalt & Concrete, Inc. in an amount not to exceed \$469,500 for parking lot repairs and improvements at 19 affordable housing properties owned and/or managed by the Housing Commission, and expend up to a 10 percent contingency (\$46,950), if necessary, for items not anticipated in the original scope of work;
- 2) Authorize the President & CEO, or designee, to substitute the identified contract funding sources with other available funding sources so 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
- 3) Authorize the President & CEO, 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 HCR20-013 Award of a Contract for Exterior Lighting Replacement at Selected Sites

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

- 1) Approve the award of a construction contract to Huntington Beach Electric, Inc. in an amount not to exceed \$286,990 for exterior lighting replacement light at 27 affordable housing properties owned and/or managed by the Housing Commission, and expend up to a 10



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percent contingency (\$28,699), if necessary, for items not anticipated in the original scope of work;

- 2) Authorize the President & CEO, or designee, to substitute the identified contract funding sources with other available funding sources so 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
- 3) Authorize the President & CEO, 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.

102 [HCR20-017 Preliminary Bond Authorization and Loan Recommendation for Hilltop & Euclid Family Housing](#)

That the San Diego Housing Commission (Housing Commission), take and 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 Commission:

- 1) Approve a San Diego Housing Commission (Housing Commission) residual receipts loan of up to \$8,550,000 to the borrower Hilltop Family Housing L.P., a California limited partnership formed by Affirmed Housing (Affirmed), to finance the proposed acquisition and new construction of Hilltop & Euclid Family Housing, (Hilltop Family Housing) a 113-unit affordable rental housing development, to be located at 922-944 Euclid Avenue San Diego, CA 92114, which will remain affordable for 55 years.
- 2) The Housing Commission's proposed loan will be contingent upon the developer receiving all necessary third-party funding commitments as described in this report. Such third-party funding commitments will be subject to the Housing Commission General Counsel's approval.

Housing Authority:

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

- 3) Approve an application to the California Debt Limit Allocation Committee (CDLAC) for an allocation of authority to issue tax-exempt Multifamily Housing Revenue Bonds in an amount up to \$29,000,000. Issuance of the bonds will require Housing Authority approval at a later date. And approve a bond financing team of Jones Hall as Bond Counsel, and CSG as Bond Financial Advisor.
- 4) Approve the following initial steps to issue Housing Authority tax-exempt Multifamily Housing Revenue Bonds which are allocated by the State of California, for acquisition and



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new construction of Hilltop Family Housing, including issuance of a bond inducement resolution (Declarations of Official Intent) for up to \$29,000,000 in tax-exempt Multifamily Housing Revenue Bonds with 4 percent tax credits.

- 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 \$8,550,000 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 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 the General Counsel.
- 5) That the Housing Authority authorize the Housing Commission's President and Chief Executive Officer (President & CEO), or his designee to execute any and all documents necessary to effectuate the transaction and implement the project in a form approved by the General Counsel, and to take such actions as are necessary, convenient, and/or appropriate to implement the approvals upon advice of the General Counsel.

San Diego 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 up to \$29,000,000.

103 [HCR20-010](#) [Final Bond Authorization for Mission Terrace Apartments](#)

Housing Authority Companion Item

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 \$12,000,000 in Multifamily Housing Revenue Bonds to facilitate Mission Terrace Housing Partners L.P.'s acquisition with rehabilitation of the Mission Terrace Apartments, a 76 unit affordable rental housing development, located at 10210 San Diego Mission Road, San Diego, that will remain affordable for 55 years.

104 [HCR20-006](#) [Workshop: Fiscal Year 2021 Moving to Work Annual Plan](#)

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 on the Fiscal Year 2021 Moving to Work (MTW) Annual Plan.

ADJOURNMENT



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INFORMATIONAL REPORTS

- [HCR20-003 Agency Financial Statements – First Quarter Fiscal Year 2020 \(Unaudited\)](#)
- [HCR20-004 Investment Report – First Quarter Fiscal Year 2020](#)
- [HCR20-005 Multifamily Bond Program – Annual Status Report Calendar Year 2019](#)
- [HCR20-007 Status of Loan Portfolio – Fiscal Year 2020 First Quarter](#)
- [HCR20-011 County of San Diego First Time Homebuyer Program Administration](#)
- [HCR20-015 October 2019 and November 2019 Reporting Update for City of San Diego’s Storage Connect Center](#)
- [HCR20-016 October and November 2019 Reporting Update for the City of San Diego’s Bridge Shelter Programs](#)