

**HOUSING AUTHORITY OF THE
CITY OF SAN DIEGO
REVISED AGENDA FOR
REGULAR HOUSING AUTHORITY MEETING
JANUARY 26, 2021, AT 11:00 AM OR SOON THEREAFTER
COUNCIL CHAMBERS: 12th FLOOR
202 C STREET, SAN DIEGO, CA 92101**

**COVID- 19 PUBLIC SERVICE ANNOUNCEMENT REGARDING HOUSING
AUTHORITY OF THE CITY OF SAN IDEGO MEETING ACCESS AND PUBLIC
COMMENT:**

Until further notice, Housing Authority of the City of San Diego (Housing Authority) meetings will be conducted pursuant to the provisions of [California Executive Order 29-20](#), which suspends certain requirements of the Ralph M. Brown Act, and the [Temporary Rules of Council](#) as approved on June 9, 2020.

During the current State of Emergency and in the interest of public health and safety, most—and possibly all—of the Housing Authority Members will be participating in Housing Authority meetings by teleconference. In accordance with the Executive Order, there will be no members of the public participating in person at the Housing Authority Meetings. We are providing alternatives to in-person attendance for viewing and participating in the meetings.

In lieu of in-person attendance, members of the public may participate and provide comment via telephone, using the City Clerk webform, email submission or via U.S. Mail of written materials, as follows:

Joining the Webinar and Offering Phone-in Testimony

Housing Authority meetings will be held virtually using the Zoom Webinar platform. Members of the public can offer public comment on agendized items or during Non-Agenda Public Comment by accessing the meeting online using a desktop computer, laptop, tablet, or Smartphone, or by calling into the meeting using a Smartphone, cellular phone, or land line.

The link to join the Meeting Webinar by computer, tablet, or Smartphone is:

<https://sandiego.zoomgov.com/j/1601405223>

To join by using iPhone one-tap:

US: +16692545252,1601405223# **To join by telephone:**

Dial 1-669-254 5252

When prompted, input **Webinar ID: 160 140 5223#**

How To Speak To A Particular Item or during Non-Agenda Public Comment:

When the Clerk introduces the item you would like to comment on (or indicates it is time for Non-Agenda Public Comment), raise your hand by either tapping the “Raise Your Hand” button on your computer, tablet, or Smartphone, or by dialing *9 on your phone. You will be taken in the order in which you raised your hand. You may only speak once on a particular item.

When the Clerk indicates it is your turn to speak, unmute your phone by tapping the Unmute button on your computer, tablet or Smartphone, or dial *6 on your phone.

Written Comment through Webform:

Comment on Agenda Items may be submitted using the [webform](#) indicating the agenda item number for which you wish to submit your comment. Comments received by the start of the meeting will be distributed to the Housing Authority members and posted online with the meeting materials. All webform comments are limited to 200 words. Comments received after the start of the meeting but before the item is called will be submitted into the written record for the relevant item.

Written Materials. If you wish to submit written materials for submission into the record or have an attachment to your comment, you may email it to cityclerk@sandiego.gov or submit via U.S. Mail 202 C Street, MS2A San Diego, CA 92101. Materials submitted via e-mail will be distributed to the Housing Authority members in accordance with the deadlines described above. Materials submitted via U.S. Mail will need to be received the business day prior in order for it to be distributed to the Housing Authority.

The public may view the meetings on public television (within the City of San Diego only) on City TV Channel 24 for Cox Communications and Time Warner Cable or Channel 99 for AT&T, or [view the meetings online \(link is external\)](#)

REQUESTS FOR ACCESSIBILITY MODIFICATIONS OR ACCOMMODATIONS

As required by the Americans with Disabilities Act (ADA), requests for agenda information to be made available in alternative formats, and any requests for disability-related modifications or accommodations required to facilitate meeting participation, including requests for alternatives to observing meetings and offering public comment as noted above, may be made by contacting the City Clerk at (619) 533-4000 or email cityclerk@sandiego.gov. The City is committed to resolving accessibility requests swiftly in order to maximize accessibility.

Questions Regarding Agenda Items: For specific questions regarding any item on the Housing Authority agenda, please contact SDHCdocketinfo@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/.

APPROVAL OF HOUSING AUTHORITY MINUTES:

(Continued from the meeting of December 8, 2020) November 17, 2020, Meeting [Minutes](#) and December 15, 2020, Meeting [Minutes](#)

DISCUSSION AGENDA:

ITEM 1: **[HAR21-005 Authorization of an Amendment to the San Diego Housing Commission's Fiscal Year 2021 Budget to Utilize Moving to Work Funds to Fund the Bridge Shelter Operator Agreements for the Operators Currently Providing Shelter Services for Operation Shelter to Home](#)**

City Council companion item

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

- 1) Authorize the San Diego Housing Commission (Housing Commission) to amend its Fiscal Year 2021 budget in the amount of \$2,000,000 from federal Moving to Work (MTW) funds to fund operator agreements with Alpha Project for the Homeless (Alpha Project) and Father Joe's Villages (FJV) for the operation of the City of San Diego's three Bridge Shelter programs. These MTW funds will partially replace previously allocated Homeless Housing, Assistance and Prevention (HHAP) Program funds, pursuant to authority to substitute funding sources as granted to the Housing Commission's President & Chief Executive Officer (President & CEO), or designee, on June 16, 2020 (Housing Authority Resolution No. HA-1859); and
- 2) Authorize the Housing Commission's President & Chief Executive Officer (President & CEO), or designee, to execute all necessary documents and instruments that are necessary and/or appropriate to implement these approvals, in a form and format approved by General Counsel, and to take such actions necessary and/or appropriate to implement these approvals.

**ITEM 2: [HAR21-002](#) [Preliminary Bond Authorization for 3Roots 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 preliminary steps to issue Housing Authority tax-exempt and taxable Multifamily Housing Revenue Bonds to facilitate the development of 3Roots, a new affordable housing development at 9900 Camino Santa Fe in the Mira Mesa neighborhood, which will consist of 178 units affordable for 55 years for individuals and families earning 30 percent to 60 percent of the San Diego Area Median Income (AMI) and two unrestricted manager's unit:
 - a. Issue a bond inducement resolution (Declaration of Official Intent) for up to \$58,000,000 in tax-exempt Multifamily Housing Revenue Bonds and up to \$4,800,000 in taxable Multifamily Housing Revenue Bonds supporting the development of 3Roots by a limited partnership formed by Chelsea Investment Corporation;
 - 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 \$58,000,000 for 3Roots; and
 - c. Approve the financing team of Orrick as Bond Counsel and Ross Financial as Financial Advisor;
- 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 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 3: [HAR21-001](#) [Preliminary Bond Authorization for Bandar Salaam Apartments](#)

City Council companion item

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

- 1) Approve the following preliminary steps to issue Housing Authority tax-exempt Multifamily Housing Revenue Bonds to facilitate the rehabilitation of the Bandar Salaam Apartments, a 68-unit affordable rental housing development, located at 3810 Winona Avenue, San Diego, CA 92105, which will consist of 67 units that will remain affordable for 55 years for low- and very low-income families and one unrestricted manager's unit:
 - a. Issue a bond inducement resolution (Declaration of Official Intent) for up to \$13,500,000 in tax-exempt Multifamily Housing Revenue Bonds for the rehabilitation of Bandar Salaam Apartments by Winona Avenue Housing Associates, L.P., (a limited partnership formed by the developer, 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 Multifamily Housing Bonds in an amount up to \$13,500,000 for Bandar Salaam Apartments. 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 as Bond Financial Advisor.

- 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 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 4: [HAR21-004](#) [Preliminary Bond Authorization for ShoreLINE 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 preliminary steps to issue Housing Authority tax-exempt Multifamily Housing Revenue Bonds to facilitate the development of ShoreLINE Apartments at 4470 Alvarado Canyon Road in the Grantville, neighborhood, which will consist of 153 units affordable for 55 years for individuals and families earning between 30 percent and 80 percent of the San Diego Area Median Income (AMI) and two unrestricted manager's unit:
 - a. Issue a bond inducement resolution (Declaration of Official Intent) for up to \$36,500,000 in tax-exempt Multifamily Housing Revenue Bonds and \$20,100,000

in taxable bonds supporting the development of ShoreLINE Apartments by a limited partnership formed by Affirmed Housing Group;

- 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 \$36,500,000 for ShoreLINE Apartments; and
 - c. Approve the financing team of Orrick as Bond Counsel and Ross Financial as Financial Advisor;
- 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.