

**HOUSING AUTHORITY OF THE CITY OF SAN DIEGO
MEETING MINUTES
TUESDAY, JANUARY 26, 2021
CITY COUNCIL CHAMBERS – 12TH FLOOR**

The Meeting of the Housing Authority of the City of San Diego was called to order at 2:54 p.m.

ATTENDANCE

Present:

Council President Jennifer Campbell, District 2
Councilmember Joe LaCava, District 1
Council President Pro Tem Stephen Whitburn, District 3
Councilmember Monica Montgomery Steppe, District 4
Councilmember Marni von Wilpert, District 5
Councilmember Chris Cate, District 6
Councilmember Raul Campillo, District 7
Councilmember Vivian Moreno, District 8
Councilmember Sean Elo-Rivera, District 9

APPROVAL OF HOUSING AUTHORITY MINUTES:

The minutes of the Regular Housing Authority meeting of November 17, 2020, and December 15, 2020, were approved on a motion by President Pro Tem Whitburn seconded by Councilmember Cate, and passed by a vote of 9-0.

NON-AGENDA PUBLIC COMMENT:

Martha Welch commented on the library.

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

Lisa Jones, Executive Vice President of Strategic Initiatives, San Diego Housing Commission, presented the request for approval.

Cecelia Jamis, Marshall Anderson, John Brady and Joy Sunyata spoke in favor.

Motion by Council President Pro Tem Whitburn to approve the staff-recommended actions. Seconded by Council President Campbell and passed by a vote of 9-0.

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

Motion by Councilmember Cate to approve the staff-recommended actions. Seconded by Councilmember LaCava 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 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.

Council President Campbell adjourned the Housing Authority meeting at 3:14 p.m. to reconvene as City Council.

Council President Campbell reconvened the Housing Authority at 3:18 p.m.

ITEM 3: HAR21-001 Preliminary Bond Authorization for Bandar Salaam Apartments

City Council companion item

Mary Jane Jagodzinski spoke in favor.

Motion by Councilmember Elo-Rivera to approve the staff-recommended actions. Seconded by Councilmember LaCava and passed by a vote of 9-0.

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

- 2) 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.

- 3) 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.

Council President Campbell adjourned the Housing Authority meeting at 3:08 p.m. to reconvene as City Council.

Council President Campbell reconvened the Housing Authority at 3:10 p.m.

ITEM 4: HAR21-004 Preliminary Bond Authorization for ShoreLINE Apartments

City Council companion item

Colin Miller, Vice President, Multifamily Housing Finance, San Diego Housing Commission, presented the request for approval.

Motion by Councilmember Campillo to approve the staff-recommended actions. Seconded by Councilmember LaCava 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 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.

Adjournment

Council President Campbell adjourned the meeting at 3:32 p.m.