

SAN YSIDRO COMMUNITY PLANNING GROUP

NOTICE OF **ADJOURNED** MEETING

The December 21, 2020 Regular Meeting of the
San Ysidro Community Planning Group
is adjourned to the next Regular Meeting on
Monday, January 25, 2021 at 5:30 p.m.

Agenda items must be received by the Chairman before January 18, 2021



Chairman: Michael Freedman (619) 690-3833
michaelf@cox.net

City Planner: Michael Prinz (619) 533-5931
MPrinz@sandiego.gov

SAN YSIDRO COMMUNITY PLANNING GROUP

NOTICE OF **ADJOURNED** MEETING

The DECEMBER 21, 2020 Regular Meeting of the San Ysidro Community Planning Group is ADJOURNED. Regular Meetings are suspended until in-person public meetings are authorized.

All 13 current boardmembers will continue to serve until regular meetings can be resumed and an election by the membership is able to be held, as determined by proper authority. Likewise, officers will continue in their current office. Upon the completion of the election process, 8 newly elected boardmembers and 3 officers will serve out the remainder of a normal term (i.e., Officers to April 2022, Boardmembers to April 2024). Then the next scheduled election for the remaining 7 seats will be in March 2022.

**TERMS EXPIRED
MARCH 2020**

Miguel AGUIRRE
Maritza CHAVARIN
Rodolfo LOPEZ, JR.
Gregorio ORTIZ
Adriana ORENDAIN
Alfonso REYNOSO
Vacancy [*Candidate Edgar Alaniz*]
Vacancy [*Candidate Paul Arredondo*]

**TERMS EXPIRING
MARCH 2022**

Cinnamon CLARK
Michael FREEDMAN
Jennifer GOUDEAU
Ben MEZA
Alberto PEREZ
Jason M-b WELLS
Alfonso ZERMENO

Chairman: Michael Freedman (619) 690-3833
michaelf@cox.net

City Planner: Michael Prinz (619) 533-5931
MPrinz@sandiego.gov

SAN YSIDRO COMMUNITY PLANNING GROUP

ATTENDANCE RECORD

APRIL 2020 - MARCH 2021

	APR 2020	MAY 2020	JUN 2020	JUL 2020	AUG 2020	SEP 2020	OCT 2020	NOV 2020	DEC 2020	JAN 2021	FEB 2021	MAR 2021	MEETINGS MISSED
AGUIRRE													NONE
CHAVARIN													NONE
CLARK													NONE
FREEDMAN													NONE
GOUDEAU													NONE
LOPEZ													NONE
MEZA													NONE
ORENDAIN													NONE
ORTIZ													NONE
PEREZ													NONE
REYNOSO													NONE
WELLS													NONE
ZERMENO													NONE
VACANT													VACANT
VACANT													VACANT

**COVID-19
ADJOURNMENTS**

CITY COUNCIL POLICY 600-24 & SYCPG BYLAWS REQUIRE THAT A SEAT MUST BE DECLARED VACATED WHEN THERE ARE:

3 CONSECUTIVE ABSENCES, OR
4 TOTAL ABSENCES BETWEEN APRIL 2019 AND MARCH 2020

Note: Adjourned Meetings and Special Meetings are not counted for attendance purposes.



SAN DIEGO
HOUSING
COMMISSION

We're About People

San Diego Housing Commission (SDHC) Preliminary Bond Authorization for Ventana al Sur Apartments

Housing Authority of the City of San Diego Agenda Item #1 and City
Council Agenda Item #339

November 17, 2020

Colin Miller
Vice President, Multifamily Housing Finance
Real Estate Division



SDHC – Ventana al Sur

Staff Recommendations

That the Housing Authority of the City of San Diego (Housing Authority):

1. Approve the following preliminary steps to issue tax-exempt Multifamily Housing Revenue Bonds to facilitate the new construction of Ventana al Sur Apartments:
 - Issue a bond inducement resolution for up to \$25,000,000 in tax-exempt bonds.
 - Authorize an application to the California Debt Limit Allocation Committee (CDLAC).
 - Approve a financing team of Quint & Thimmig LLP as Bond Counsel, and Ross Financial as Bond Financial Advisor.





SDHC – Ventana al Sur

Staff Recommendations (Continued)

2. Authorize SDHC's President & CEO, or designee, to execute necessary documents in a form approved by General Counsel and take necessary actions upon the advice of General Counsel and/or Bond Counsel.

That the 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 \$25,000,000.



SDHC – Ventana al Sur Development Summary

- **Ventana al Sur Apartments:**
 - Proposed new construction of 101 units
 - 100 units for low- & very low-income tenants.
 - 25 affordable units of permanent supportive housing for seniors (age 65+) experiencing homelessness, including those with a serious mental illness
 - One unrestricted manager’s unit.
 - 64 parking spaces.
 - Affordable units mix of 80 one-bedrooms and 20 two-bedrooms.
 - The development is supported by HOUSING FIRST – SAN DIEGO, SDHC’s homelessness action plan.





SDHC – Ventana al Sur Development Summary (Continued)

- Co-Developers are the nonprofit Metropolitan Area Advisory Committee on Anti-Poverty (MAAC) and the nonprofit Kingdom Development Inc. (Kingdom)
 - Experienced developers.
 - MAAC has previously obtained SDHC loans and successfully completed them.



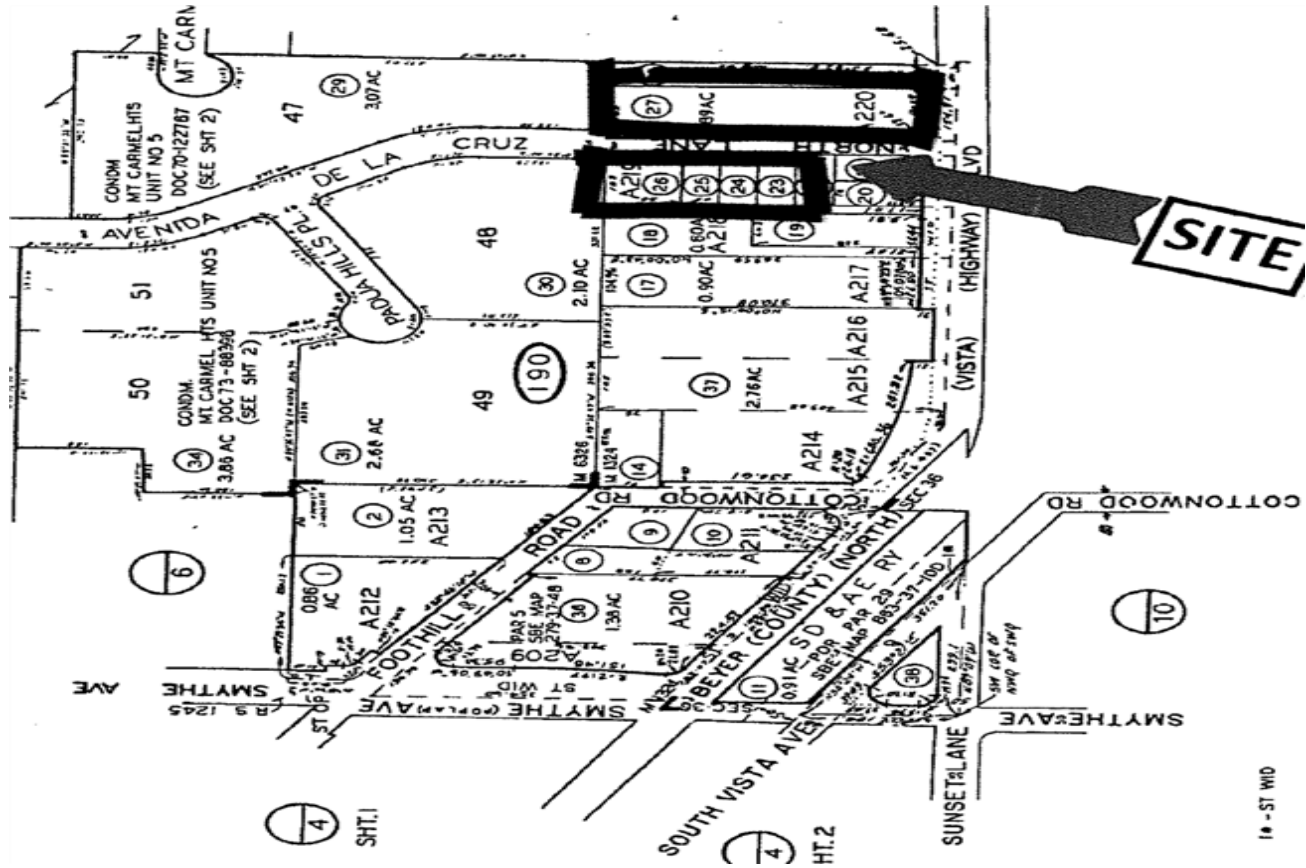


SDHC – Ventana al Sur Development Summary (Continued)

- Developer is requesting completion of certain preliminary steps for Housing Authority issuance of up to \$25,000,000 of tax-exempt Multifamily Housing Revenue Bonds.
- Application to California Debt Limit Allocation Committee (CDLAC) for approval of up to \$25,000,000 bonds allocation.



SDHC – Ventana al Sur Site Map



SDHC – Ventana al Sur

Estimated Sources and Uses Permanent Financing

Sources of Funds	Amount
Tax Exempt Bond Financed Loan	\$4,334,611
State Housing & Community Development Multifamily Housing Program (MHP) Loan	20,000,000
SDHC Proposed Loan	4,400,000
Deferred Developer Fee	3,406,633
Four Percent Tax Credit Equity	17,616,335
Total	\$49,757,579

Uses of Funds	Amount
Acquisition Costs	\$2,430,000
Construction Costs	33,630,870
Financing Costs	2,758,416
Developer Fee	5,619,246
Reserves	921,636
Other Soft Costs	1,367,411
Relocation Costs	50,000
Local Permits/Fees & Studies	2,980,000
Total	\$49,757,579

- Estimated TDC Per Unit (for 101 Units) = \$492,649



SDHC – Ventana al Sur Affordability

Unit Type	AMI	Number of Units	CTCAC Estimated Gross Rents
1 Bedroom	20%	20	\$401
1 Bedroom	40%	30	\$856
1 Bedroom	50%	30	\$1,003
2 Bedroom	20%	5	\$481
2 Bedroom	40%	15	\$964
Subtotal	--	100	--
2 Bedroom Managers	--	1	--
Total		101	



SDHC – Ventana al Sur Development Timeline

Milestone	Estimated Date
• Housing Authority Preliminary Review. . .	November 17, 2020
• City Council IRS/TEFRA Hearing	November 17, 2020
• Applications for TCAC & CDLAC	January 2021
• Allocation Meetings TCAC & CDLAC	March 2021
• SDHC Final Review.	April 2021
• Housing Authority Final Review.	April 2021
• Estimated Escrow/Financing Closing.	May 2021
• Estimated Construction Start	May 2021
• Estimated Construction Completion.	Summer 2022

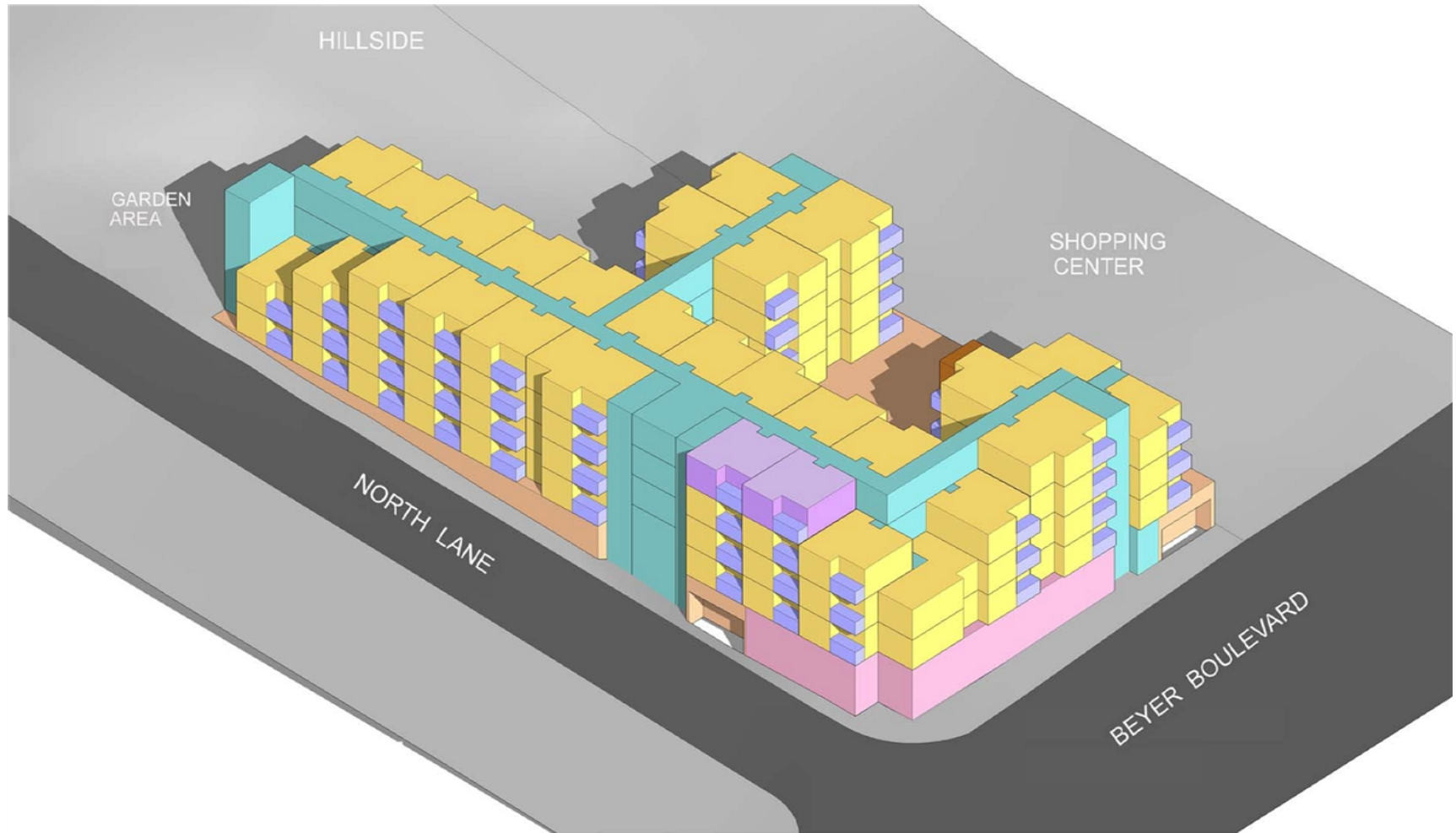


SDHC – Ventana al Sur Bond Issuance Summary

- Proposed bond issuance up to \$25,000,000.
- Developer responsible for paying all costs of issuing bonds.
- Issuance pursuant to SDHC’s bond policy.
- Bonds issuance will not create financial liability to SDHC, or to Housing Authority or to City.
- Neither full faith and credit nor taxing power of the City nor full faith and credit of the Housing Authority will be pledged to payment of the bonds.



SDHC – Ventana al Sur Site Layout



**HOUSING AUTHORITY OF THE
CITY OF SAN DIEGO
AGENDA FOR
REGULAR HOUSING AUTHORITY MEETING
NOVEMBER 17, 2020, 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 April 7, 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:

Phone-in Testimony:

When the Clerk introduces either the item you would like to comment on or the comment period for, Non-Agenda Public Comment or Closed Session Public Comment, follow the instructions within the [“Public Comment Instructions”](#) by dialing the number below to be placed in the queue.

1. DIAL 619-541-6310
2. Enter the Access Code: 877861 then press ‘#’.

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.

Non-Agenda Public Comment may be submitted using the [webform](#), checking the appropriate box. Comments received by the start of the meeting will be distributed to the Housing Authority 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 Non-agenda comment is called will be submitted into the written record for the meeting.

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 to 202 C Street, MS2A San Diego, CA 92101. Materials submitted via email 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 Members.

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:

October 27, 2020, Meeting [Minutes](#)

NON-AGENDA PUBLIC COMMENT:

DISCUSSION AGENDA:

ITEM 1: [HAR20-008 Preliminary Bond Authorization for Ventana al Sur Apartments](#)

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 initial steps to issue Housing Authority tax-exempt Multifamily Housing Revenue Bonds for acquisition and new construction of Ventana al Sur Apartments (Ventana), including:
 - a. Issue a bond inducement resolution (Declarations of Official Intent) for up to \$25,000,000 in tax-exempt Multifamily Housing Revenue Bonds with 4 percent tax credits.
 - 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 Revenue Bonds in an amount up to \$25,000,000 for Ventana. Issuance of the bonds will require Housing Authority final approval at a later date.
 - c. Approve a bond financing team of Quint & Thimmig LLP as Bond Counsel, and Ross Financial as Bond Financial Advisor.
- 2) Authorize the San Diego Housing Commission's (Housing Commission) President and Chief Executive Officer (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.

BEYER PARK SITE VIEWS

(OCT-DEC 2020)

M. Freedman

