

**NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that the San Diego Housing Commission of the City of San Diego (SDHC) on November 17, 2022, at the hour of 9:00 a.m. or as soon thereafter as the matter may be heard, will hold a public hearing in accordance with section 147(f) of the Internal Revenue Code of 1986 (Code) with respect to the proposed issuance by the Housing Authority of the City of San Diego, pursuant to a plan of financing, of exempt facility bonds for a qualified residential rental project pursuant to Section 142(a)(7) of the Code consisting of its tax-exempt multifamily housing revenue bonds or notes (Bonds), in the maximum amount set forth below (together with a like amount of refunding obligations) in order to finance or refinance the acquisition, construction, and equipping of the multifamily rental housing development described in the following table (Project):

<u>Name</u>	<u>Location</u>	<u>Number of Units</u>	<u>Aggregate Maximum Bond Amount</u>
Rancho Bernardo Transit Village	16785 -16787 W. Rancho Bernardo Drive	100 (includes 1 manager unit)	[\$42,500,000]

**For details on how to participate in the public hearing and provide comments, see “Public Hearing Access Details” below.**

The owner of the Project is expected to be Bernardo Family Housing, L.P., a California limited partnership, or another limited partnership to be formed by Affirmed Housing Group (Borrower). Of all of the 100 units, 99% of the units in the Project are to be income and rent restricted, and will be occupied by very low and low-income tenants at affordable rents. The unrestricted unit will be a manager’s unit.

The proceeds of the Bonds will be loaned to the Borrower for the purpose of paying certain costs of the Project, including functionally related and subordinate facilities, which costs may include (1) capitalized interest on the Bonds; (2) the costs of credit enhancement on the Bonds; and (3) certain expenses incurred in connection with the issuance of the Bonds.

The Bonds and the obligation to pay principal of and interest thereon and any redemption premium with respect thereto do not constitute indebtedness or an obligation of the Authority, the State of California or any political subdivision thereof, within the meaning of any constitutional or statutory debt limitation, or a charge against the general credit or taxing powers of any of them. The Bonds shall be a limited obligation of the Authority, payable solely from certain revenues duly pledged therefor and generally representing amounts paid by the Borrower.

### **Public Hearing Access Details**

Until further notice, San Diego Housing Commission (SDHC) Board of Commissioners (SDHC Board) meetings will be conducted pursuant to the provisions of California Government Code section 54953(e), added by Assembly Bill 361, which allows the SDHC Board to use teleconferencing and to provide the public an opportunity to address the SDHC Board via a call-in option or an internet-based service option, during a proclaimed state of emergency when measures to promote social distancing are in effect or the San Diego City Council has determined meeting in person would present imminent risks to the health or safety of attendees. The San Diego City Council on November 1, 2022, declared an existing proclaimed state of emergency continues to directly impact the ability of members to meet safely in person and that their finding applies to all boards, commissions, and committees of the City of San Diego.

During the current State of Emergency and in the interest of public health and safety, most—and most likely all—of the SDHC Commissioners, General Counsel and staff will be participating in SDHC Board meetings by video conference. There will be no members of the public in attendance at the SDHC Board meetings. We are providing alternatives to in-person attendance for viewing and participating in SDHC Board meetings.

In lieu of in-person attendance, members of the public may participate and provide comments in the following manner:

#### **Phone in Testimony:**

Members of the public can listen to the SDHC Board meeting and offer public comment on items on the Agenda or during Non-Agenda Public Comment by calling into the meeting on the following toll-free number: **(833) 548-0276**. When prompted, input **Meeting ID: 960 6912 6650**. A Participant ID is not required. When a Participant ID is requested, **press #**.

Members of the public will remain muted until they are called upon to speak.

When the comment period for Non-Agenda Public Comment is introduced, or when the comment period is introduced for the specific Agenda Item on which you would like to comment, **press \*9 on your phone to raise your hand** to speak on that item.

When you are called upon to speak, **press \*6 on your phone to unmute** yourself and begin providing your comments. SDHC staff are not able to unmute callers. State your name for the record and the item you are commenting on, and make your comments within the time allotted by the SDHC Board. You may only speak once on a particular item.

When your time has ended, please mute yourself. If you wish to speak on other items on the Agenda or for other comment periods, please press \*9 to raise your hand again when those items or comment periods are introduced.

**Written Comment Through Webform:**

**Written Comment on Agenda Items** must be submitted using the SDHC Board meeting public comment webform (<https://www.sdhc.org/sdhc-board-agenda-comment-form/>), and indicating the agenda item number for which you wish to submit your comment. Only comments submitted no later than 4 p.m. the day prior to the meeting using the public comment webform will be eligible to be read into the record. If you submit more than one form per item, only one will be read into the record. All other comments submitted, including those received after 4 p.m. the day prior and before 8 a.m. the day of the meeting, will be provided to the SDHC Commissioners and posted online with the meeting materials. All comments are limited to 1,250 characters (approximately 200 words). Comments submitted after 8 a.m. the day of the meeting but before the item is called will be submitted into the written record for the relevant item. If you have an attachment to your comment, you may send it to [sdhcdoCKETinfo@sdhc.org](mailto:sdhcdoCKETinfo@sdhc.org), and it will be distributed to the SDHC Commissioners.

**Viewing the Meeting**

The public may view and listen to the SDHC Board meetings through livestreaming on SDHC's website. Click on "Watch the Video" near the bottom of the SDHC Board of Commissioners page on the website: <https://www.sdhc.org/governance-legislativeaffairs/sdhc-board-of-commissioners/>

Dated: November 9, 2022      San Diego Housing Commission