

**AFFORDABLE HOUSING  
NOTICE OF FUNDING AVAILABILITY (NOFA)  
EXECUTIVE LOAN COMMITTEE**

*(REVISED)*

**Minutes of Friday, December 16, 2005 Meeting  
9:15 – 10:30 a.m.  
600 B Street, 4<sup>th</sup> Floor  
Large Conference Room  
San Diego, California 92101**

Members present: Robert McNeely, Sal Salas and Debra Fischle-Faulk

**1. Public Comment**

*There was a discussion of the Committee members to confirm Sal Salas as the Chair of the ELC.*

**2. Approval of Minutes**

The minutes of September 22, 2005 were approved by the Committee (Salas/McNeely, 3-0-0).

**3. Introduction of Affordable Housing Project Manager, Michele St. Bernard**

Redevelopment Division Community Development Coordinator James Davies introduced the new project manager for the Affordable Housing Program, Michele St. Bernard.

**4. CentrePoint (RA)**

Redevelopment Division Project Manager Tracy Reed presented the CentrePoint project located at 63<sup>rd</sup> and El Cajon Boulevard within the Crossroads Project Area. The proposed project is a pedestrian-oriented mixed-use project that incorporates 312 for-sale residential dwelling units - 97 townhomes, 204 residential flats (47 of which will be affordable to moderate income households), 11 live/work and 4,000 square feet of retail. Off-street parking spaces will be contained in surface lots, tuck under garages and an above grade parking garage. The development entity is CentrePoint LLC, the two managing members are Douglas Wilson Development and LB El Cajon, a Lehman Brothers Entity.

The Developer owns the property and has been successful in negotiating leasehold amendments or agreement with the nine existing long-term commercial/business tenants that occupy the project site. The Developer proposes to finance construction with a combination of conventional loans and developer equity. The total Agency subsidy for the project would be \$5,245,000 which provides for a subsidy of \$111,595 per unit and \$78,283 per bedroom.

Following the staff presentation, a question and answer session ensued between the Committee and staff regarding monitoring fees, the cap of 4.5%, developer advance based on 7% fixed rate, and how the credit to the NOFA will occur.

After further discussion, the ELC recommended the following motion: 1) Authorize the allocation of \$5,245,000 of low/mod income housing set-aside City Redevelopment Division funds for gap financing for the CentrePoint project and 2) that this allocation be a credit toward the City's contribution to the Agency's initial Affordable Housing NOFA obligation. (Salas/McNeely, 3-0)

## **5. Affordable Housing Collaborative – RFP Line of Credit**

Redevelopment Finance Specialist Elaine DuVal provided the ELC with an update on the recent request presented to the Agency for (1) authorization to issue an RFP for a line of credit to provide funding for the Affordable Housing Collaborative Program, (2) conceptual approval for treating leveraged low/mod housing set-aside funds as a funding pool without regard to the origin of the funds and (3) to determine the ability to commit additional resources to the Affordable Housing Collaborative.

The request was presented to the Agency on 12/6/05. Items (2) and (3) were tabled for additional community input. Item (1) will be returning to the Agency at the first of the year with a more specific estimate of the amount for the line of credit. The request may be repackaged so that is simply a request for a line of credit for North Park projects for which the Agency has an immediate obligation to repay.

The CRT also recommended that the Agency review the NOFA priorities, consider lowering senior housing production percentages, investigate additional rental opportunities and review the developer fees.

Ms. DuVal agreed to provide the ELC with additional information regarding the repayment of the line of credit and what is available from each of the project areas.

## **6. Distribution - 2006 Meeting Calendar**

The calendar of meetings for 2006 was distributed to the ELC members. The members will notify staff of any scheduling conflicts.

## **7. General Discussion**

With a review of the minutes from the last meeting, Mr. Salas indicated he has concerns regarding the La Entrada Apartment project. The ELC recommended that Staff discuss: preliminary land values, elevation changes, commercial leases with the developer and return to the ELC with a revised proposal. (Salas/Fischle-Faulk, 3-0)

A copy of the CRT Universal Design guidelines memo dated June 13, 2005 was distributed to the ELC members.

## **8. Meeting Adjourned**