

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

**Minutes of Thursday, September 13, 2007 Meeting  
3:30 – 5:00 p.m.  
CIVIC CENTER PLAZA  
1200 Third Avenue, Suite 1400  
Large Conference Room  
San Diego, California 92101**

Members present: Janice Brown, Chip Owen, Janice Weinrick and Sal Salas, Chair  
Members absent: None

**1. Public Comment**

None

**2. Approval of Minutes**

April 26, 2007 - Approval Not Required, meeting was adjourned  
May 11, 2007 - Motion to approve, (Owen/Brown, passes 3-0-0)  
May 24, 2007 - Motion to approve, (Salas/Brown, passes 2-0-0)  
June 13, 2007 - Motion to approve, (Salas/Owen, passes 2-0-0)  
June 15, 2007 – Motion to approve, (Owen, Salas, passes 2-0-1)

**3. Boulevard Apartments (RA)**

Redevelopment Division Project Manager, Michele St. Bernard and Mathew Packard, Vice President of Father Joe's Villages, presented the Committee with a proposed affordable rental development in North Park. The proposed project is a 24-unit affordable housing development consisting of new rental apartments for very low-income (30% to 40% AMI) families. The project is proposed to be developed on a .24 acre site located at 3133 and 3137 El Cajon Blvd. SVDP management, Inc. owns the property and no additional property acquisition is necessary for the project. A subsidy of \$2.4 million has been requested from the Agency.

Questions/Comments from the Committee included:

- Parking deviation and how Father Joe's Village will address parking issues
- Extenuating circumstances in the development causing additional costs
- Tenant qualifications, occupancy and income restrictions
- Why build family housing on the Boulevard?
- Redevelopment Plan and Implementation plans for North Park
- Cost savings in development would be passed on to the Agency

Motion to approve the subsidy requested, (Weinrick) No second

Motion to forward the item to the Agency with a "no" recommendation from the Committee, (Owen/Brown, passes 3-1-0, Weinrick opposed)

**4. Request for Approval – Revised Collaborative Project Review Process**

Redevelopment Division Project Manager, Michele St. Bernard, presented program revisions for the Affordable Housing Collaborative Review Process. Revisions included a revised flowchart, peer review process, policy and underwriting guidelines, ELC Standard Operating Procedures and a Template for Staff Reports to the ELC.

Motion to approve, (Owen, Brown, withdrawn after discussion)

Discussion included:

Comments from Kendall Berkey of the City Attorney's office indicating it would be necessary for the Policy and Underwriting Guidelines to be presented to the Agency Board for approval.

Comments from ELC indicated flexibility was paramount in negotiations with developers and expressed a concern that Agency approval of Underwriting Guidelines would result in too rigid a structure. The Committee requested a written opinion from the City Attorney's office with regard to the applicability of the Brown Act to the ELC before making a recommendation on the Standard Operation Procedures.

Consensus to continue item until the next ELC meeting.

**5. General Discussion**

None

**6. Meeting Adjourned**

Draft Prepared: 11/20/07 ms

Final Approved: 12/20/07  
Motion by: Owen/Weinrick  
Committee Vote: 2-0-0

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Revisions to Draft: *Double Underlined and Italic*  
Revisions Prepared: N/A