

Affordable Housing Collaborative Program Update

A Collaboration of the City of San Diego Redevelopment Agency, Southeastern Economic Development Corp., Centre City Development Corp., and San Diego Housing Commission

	Application Received	Agency Approval	Application Status	Project Name	Area	Developer	Total Units	Aff. Units	Aff. BRs	Subsidy Requested	Subsidy/ Aff. unit	Subsidy/ Aff. bdrm	Probable Funding Source	Tax Credits	Construction/ Review Update
1	6/2/2003	3/30/2004	PROJECT COMPLETED FY05 <i>APPROVED FY04</i>	Harbor View Project 379 beds/97 extremely low-income units - transitional, 98 bedrooms/379 beds. Total project cost: \$22.2 million.	Bankers Hill	San Diego Rescue Mission	97	97	98	\$2,000,000	\$20,619	\$20,408	Horton Plaza bonds	N/A	Completed. Occupancy date 8/11/04
2	4/1/2003	1/27/2004	PROJECT COMPLETED FY06 <i>APPROVED FY04</i>	Talmadge Senior Village 90 very low-income senior units; 1 manager unit; senior center; retail; 91 underground parking spaces. 92 bedrooms. Total project cost: \$15.7 million.	City Heights	Southern California Housing Development Corp.	91	90	92	\$5,290,000	\$58,778	\$57,500	\$1.7 mil. City Heights bonds, \$1.5 mil. Horton Plaza bonds, \$2.09 mil. Centre City low/mod TI bonds	Received 9% 1st round 2004	Completed. Occupancy date 05/22/06
3	7/2/2003	12/9/2003	PROJECT COMPLETED FY07 <i>APPROVED FY04</i>	Lillian Place 45 very low, 14 low and 15 moderate-income family rental units; learning center; rehab. historic structure w/exhibit; tot lot; garden area; and paseo. 147 bedrooms. Total project cost: \$18.2 million.	Downtown	Wakeland Housing and Development Corporation	74	74	147	\$7,290,000	\$98,514	\$49,592	\$5.45 million Horton Plaza bonds \$1.84 million Centre City funding	Received 9% 1st round 2004	Completed. Occupancy date January 2007
4	6/18/2004	5/3/2005	PROJECT COMPLETED FY08 <i>APPROVED FY05</i>	City Heights Square 150 very low income senior rental units. 150 bedrooms. Total project cost: \$27.2 million	City Heights	Chelsea Service Corp./Senior Comm. Centers	151	150	150	\$9,100,000	\$60,667	\$60,667	\$ 0.3 million City Heights funding \$8.8 million Centre City funding	Received 9% 2nd round 2005	Completed. Occupancy date 09/20/07
5	6/2/2004	6/28/2005	PROJECT COMPLETED FY08 <i>APPROVED FY05</i>	Auburn Park (52nd St. & University Ave.) 42 very low and 25 low-income family rental units, 2 manager units, 123 bedrooms.	City Heights	Affirmed Housing	69	67	123	\$6,470,000	\$96,567	\$52,602	Centre City funding	Received 9% 2nd round 2005	Completed. Occupancy date 12/20/07
6	1/26/2004	3/15/2005	PROJECT COMPLETED FY08 <i>APPROVED FY05</i>	Gateway Family Apartments 31 very low and 10 low-income family rental units (2 & 3 br). 110 bedrooms. Total project cost: \$13.92 million	Barrio Logan	Simpson Housing Solutions, LLC	42	41	110	\$3,630,000	\$88,537	\$33,000	Centre City funding	Received 9% 1st round 2005	Completed. Occupancy date April 2008
7	3/29/2005	2/27/2007	PROJECT COMPLETED FY08 <i>APPROVED FY07</i>	Veterans Village, Phase II 112 very low-and low-income transitional housing beds.	North Bay	Vietnam Veterans of SD	112	112	112	\$4,200,000	\$37,500	\$37,500	North Bay Tax Increment / Bond Proceeds	N/A	Completed. Occupancy date May 2008
8	11/23/2004 Update received July 2007	10/30/2007	PROJECT COMPLETED FY09 <i>APPROVED FY08</i>	Boulevard Apartments 24 very low-income housing units. 48 bedrooms.	North Park	S.V.D.P. Management, Inc.	24	24	48	\$2,400,000	\$100,000	\$50,000	Redevelopment Division Line of Credit - Tax Increment	N/A	Completed. Occupancy date April 20, 2009
9	4/8/2005 Revised 9/7/06	7/10/2007	PROJECT COMPLETED FY10 <i>APPROVED FY08</i>	Los Vientos 62 very-low and 26 low income family units - 2,3 and 4 BRs. Total of 218 bedrooms.	Barrio Logan	AMCAL Multi-Housing, Inc.	89	88	218	\$8,298,000	\$94,295	\$38,064	Redevelopment Division Line of Credit - Tax Increment	Received 9% 2nd round 2007	Completed. Occupancy date July 2009
10	3/7/2007	7/10/2007	PROJECT COMPLETED FY10 <i>APPROVED FY08</i>	El Pedregal 44 - affordable rental units - 26 very low income and 18 low income, one manager unit (156 affordable bedrooms)	San Ysidro	Las Palmas/Global Premier/United Community	45	44	156	\$3,606,000	\$81,955	\$23,115	Redevelopment Division Line of Credit - Tax Increment	Received 9% 2nd round 2008	Completed. Occupancy date March 2010
11	5/19/2008	10/28/2008	PROJECT COMPLETED FY11 <i>APPROVED FY09</i>	Village Green Apartments - Rehab Rehabilitation of 94 rentals: 79 affordable 2br and 14 affordable 3-br; 1 mgr 2br; less than 60% AMI. 200 aff. bdms	Crossroads	Wakeland Housing and Development Corporation	94	93	200	\$5,788,475	\$62,242	\$28,942	Crossroads TI, College Grove TI, Opportunity Fund.	4% tax credits	Completed. September 2010
12	3/29/2005	5/5/2009	PROJECT COMPLETED FY11 <i>APPROVED FY09</i>	Veterans Village, Phase III 16 - 3br apartments affordable to very low and low-income formerly homeless veterans	North Bay	Veterans Village of San Diego	96	96	96	\$1,800,000	\$18,750	\$18,750	North Bay Tax Increment / CalHFA Funds	N/A	Completed. September 2010
13	8/1/2008	5/5/2009	PROJECT COMPLETED FY11 <i>APPROVED FY09</i>	Pathfinders Rehabilitation of the North Park Inn and conversion to an 18-unit permanent supportive housing complex; less than 50% AMI. 24 aff. bdms	North Park	Pathfinders	18	18	24	\$2,000,000	\$111,111	\$83,333	North Park TI	N/A	Completed.
14	1/9/2008	4/14/2009	PROJECT COMPLETED FY11 <i>APPROVED FY09</i>	El Nido Apartments - Rehab Rehabilitation of 11 affordable rentals: 4 1-br and 7 2-br; less than 50% AMI. 18 aff. bdms	City Heights	Interfaith Shelter Network	11	11	18	\$248,000	\$22,545	\$13,778	City Heights Tax Increment	N/A	Completed.
							COMPLETED SUBTOTAL	1013	1005	1592	\$62,120,475	\$61,811	\$39,020		
1	4/30/2007	7/10/2007	APPROVED FY 08	Verbena 80 - affordable units - 23 low-income, 56 very-low income and one manager unit. 27 two bedroom units and 53 three bedroom units - small and large families	San Ysidro	Chelsea Investment Corp.	80	79	210	\$6,801,000	\$86,089	\$32,386	Redevelopment Division Line of Credit - Tax Increment	Applied for 9% tax credits - June 2009	Under construction
2	7/16/2008 Additional financial assistance requested and under review.	7/28/2009	APPROVED FY 10	Florida Street Apartments 83 residential rental units; 15 1-br, 42 2-br and 26 3-br units - total of 175 affordable bedrooms (w/ 1 2-br Manager's unit); between 35-60% AMI	North Park	Community HousingWorks	83	82	175	\$3,800,000	\$46,341	\$21,714	Redevelopment Division Line of Credit - Tax Increment	To apply for 4% tax credits in 2011.	Additional RDA subsidy to be requested at Board meeting on 3/15/2011 - Additional subsidy of \$1,800,000.
3	Pending termination.	6/21/2005	APPROVED FY 05	Stella Originally approved as 85 residential condos, 13 affordable units. Construction is essentially complete - due to current economic climate, the project may convert to a rental development.	North Bay	N/A	85	13	26	\$1,690,000	\$130,000	\$65,000	N/A	N/A	Termination of Agreement Pending - April 2011.
4	7/3/2008 (date of ENA)	6/29/2010	APPROVED FY 11	Estrella del Mercado del Barrio Mixed-use development with parking, retail/restaurant/grocery space, and 80 affordable rental units; 1-, 2-, and 3-bedroom units; 30-60% AMI	Barrio Logan	Shea Mercado & Chelsea Investment Corp.	81	80	170	\$9,100,000	\$143,198	\$67,387	North Bay and Barrio Logan Tax Increment	Received 9% 2nd Round 2010	Construction to begin early 2011
5	9/16/2008		APPROVED FY 11	Mission Apartments 89 residential rental units: 25 2-br and 64 3-br affordable units; 242 affordable bdms; 35-50% AMI	North Bay	AMCAL Multi-Housing, Inc.	89	89	242	\$12,000,000	\$134,831	\$49,587	North Bay Tax Increment.	4% Tax Credits	Pending Construction Loan Closing - March 2011.
							APPROVED SUBTOTAL	329	254	581	\$21,391,000	\$84,217	\$36,818		
1	9/17/2004 Revised Application Rec'd 10/07/2009	N/A	UNDER REVIEW	The Boulevard at North Park Proposed 175 unit affordable apartment community, designed as a transit oriented development (2 managers units)	North Park	Community HousingWorks	175	173	254	\$1,050,000	\$6,069	\$4,134	To be determined	SDHC, MHP, MHSA	Under review.
2	4/25/2006 Pending Revised Application	N/A	UNDER REVIEW	Wesley Student Housing Mixed Use Student Housing and Campus Ministry. (Number of units in final design TBD)	College Corn.	Wesley House Student Residence, Inc.	TBD	TBD	TBD	TBD	TBD	TBD	To be determined	To be determined.	Under review.
3	8/24/2010	N/A	UNDER REVIEW	Mesa Commons Mixed-use development with 87 residential units, 86 affordable to very-low to low-income households	Crossroads	Palm Desert Development Company	87	86	198	\$13,000,000	\$151,163	\$65,657	To be determined	To be determined.	Under review.
							PIPELINE SUBTOTAL	262	259	452	\$14,050,000	\$54,247	\$31,084		

COMPLETED: Project completed and/or certificate of occupancy received.

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COMPLETED TOTAL						899	891	1472	\$58,320,475	\$65,455	\$39,620			

Source: City of San Diego Redevelopment Agency

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3	Pending termination	6/21/2005	APPROVED FY 05	Stella Originally approved as 85 residential condos, 13 affordable units. Construction is essentially complete - due to current economic climate, the project may convert to a rental development.	North Bay	N/A	85	13	26	\$1,690,000	\$130,000	\$65,000	N/A	N/A	Pending termination of Agreement with the RDA.
4	7/3/2008	6/29/2010	APPROVED FY 11	Estrella del Mercado del Barrio Mixed-use development with parking, retail/restaurant/grocery space, and 80 affordable rental units: 1-, 2-, and 3-bedroom units; 30-60% AMI	Barrio Logan	Shea Mercado & Chelsea Investment Corp.	81	80	170	\$9,100,000	\$143,198	\$67,387	North Bay and Barrio Logan Tax Increment	Received 9% 2nd Round 2010	Construction to begin early 2011
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APPROVED TOTAL						418	343	823	\$33,391,000	\$97,350	\$40,572				

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PIPELINE TOTAL						262	259	452	\$14,050,000	\$54,247	\$31,084			

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