

<b>REQUEST FOR REDEVELOPMENT AGENCY ACTION</b> CITY OF SAN DIEGO	CERTIFICATE NUMBER (FOR COMPTROLLER'S USE ONLY)
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TO: AGENCY	FROM (ORIGINATING DEPARTMENT): Centre City Development Corp	DATE: 06/30/2010
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SUBJECT: Ninth and Broadway Affordable Housing Project (southeast corner of Broadway and Ninth Avenue) – State Multifamily Housing Program Funding Application – East Village Redevelopment District of the Expansion Sub Area of the Centre City Redevelopment Project

PRIMARY CONTACT (NAME, PHONE): Eri Kameyama, 619-533-7177	SECONDARY CONTACT (NAME, PHONE):
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**COMPLETE FOR ACCOUNTING PURPOSES**

FUND					
DEPT / FUNCTIONAL AREA					
ORG / COST CENTER					
OBJECT / GENERAL LEDGER ACCT					
JOB / WBS OR INTERNAL ORDER					
C.I.P./CAPITAL PROJECT No.					
AMOUNT	0.00	0.00	0.00	0.00	0.00

FUND					
DEPT / FUNCTIONAL AREA					
ORG / COST CENTER					
OBJECT / GENERAL LEDGER ACCT					
JOB / WBS OR INTERNAL ORDER					
C.I.P./CAPITAL PROJECT No.					
AMOUNT	0.00	0.00	0.00	0.00	0.00

**COST SUMMARY (IF APPLICABLE):**

**ROUTING AND APPROVALS**

CONTRIBUTORS/REVIEWERS:	APPROVING AUTHORITY	APPROVAL SIGNATURE	DATE SIGNED
Environmental Analysis	ORIG DEPT.	Alessi, Frank	7/1/2010
Liaison Office	CFO		
	DEPUTY CHIEF	Weinrick, Janice	7/9/2010
	COO		
	CITY ATTORNEY	Berkey, Kendall	7/9/2010
	COUNCIL	Jurado Sainz, Diana	7/13/2010
	PRESIDENTS OFFICE		

PREPARATION OF:     RESOLUTIONS     ORDINANCE(S)     AGREEMENT(S)     DEED(S)

That the Redevelopment Agency of the City of San Diego ("Agency") approves the Resolution authorizing the Agency to apply as a co-applicant for the state's Multifamily Housing Program (MHP) for the Ninth and

Broadway affordable housing project.	
STAFF RECOMMENDATIONS: Approve requested actions.	
SPECIAL CONDITIONS (REFER TO A.R. 3.20 FOR INFORMATION ON COMPLETING THIS SECTION)	
COUNCIL DISTRICT(S):	2
COMMUNITY AREA(S):	N/A
ENVIRONMENTAL IMPACT:	<p>This activity is covered under the Final Environmental Impact Report (FEIR) for the Centre City Redevelopment Plan (and all subsequent amendments) certified by the Redevelopment Agency pursuant to Resolution No. R-04001 adopted effective March 14, 2006, in compliance with the California Environmental Quality Act (CEQA). The FEIR is a "Program EIR" prepared in compliance with State CEQA Guidelines Section 15168. In connection with the approval of the Ninth and Broadway Project (Project) on December 9, 2009, the Corporation, on behalf of the Redevelopment Agency, caused the preparation of an Environmental Secondary Study dated June 2009 (Secondary Study), and made certain findings with respect to the Secondary Study to the effect that the Project will not result in any new or increased significant impacts on the environment compared to the analysis performed in the FEIR. The environmental effects of the proposed activity were adequately addressed in the FEIR and the Secondary Study, and the proposed activity is within the scope of the development program described in the FEIR.</p> <p>The proposed application for funding for the Project does not create new environmental concerns that are not already addressed in the FEIR and the Secondary Study. In accordance with State CEQA Guidelines Sections 15162 and 15168, no further environmental documentation is required with respect to the proposed application for funding.</p>
CITY CLERK INSTRUCTIONS:	

**REDEVELOPMENT AGENCY ACTION  
EXECUTIVE SUMMARY SHEET  
CITY OF SAN DIEGO**

DATE: 06/30/2010

ORIGINATING DEPARTMENT: Centre City Development Corp

SUBJECT: Ninth and Broadway Affordable Housing Project (southeast corner of Broadway and Ninth Avenue) – State Multifamily Housing Program Funding Application – East Village Redevelopment District of the Expansion Sub Area of the Centre City Redevelopment Project

COUNCIL DISTRICT(S): 2

CONTACT/PHONE NUMBER: Eri Kameyama/619-533-7177

**REQUESTED ACTION:**

That the Redevelopment Agency of the City of San Diego (“Agency”) approves the Resolution authorizing the Agency to apply as a co-applicant for the state’s Multifamily Housing Program (MHP) for the Ninth and Broadway affordable housing project.

**STAFF RECOMMENDATION:**

Approve requested actions.

**EXECUTIVE SUMMARY OF ITEM BACKGROUND:**

In December 2009, the Agency entered into a Disposition and Development Agreement (DDA) with Broadway Tower Associates, L.P. (“Developer”) for the development of the Ninth and Broadway affordable housing project (“Project”) on an Agency-owned site at Ninth Avenue and Broadway in the East Village District. The Project will be a 17-story building with 248 affordable units restricted to households earning 30-60 percent of Area Median Income (AMI), two manager’s units, 20,000 square feet of community space and 5,774 square feet of ground floor commercial space. Of the 248 units, 88 units will be set aside as supportive housing for the special needs population. The Agency committed a subsidy in the amount not to exceed \$21,873,000 for the Project. The DDA requires the Developer to pursue other funding sources, including MHP in the amount of \$10 million, to finance the Project with a total development budget of \$66 million. The Agency will enter into a 70-year ground lease with the Developer, with a 20-year option to extend by the Developer, upon construction closing.

On May 3, 2010, California Department of Housing and Community Development (HCD) issued a Notice of Funding Availability (NOFA) for MHP. Applications are due on July 22, 2010. This is known to be the last round of MHP and is expected to be extremely competitive. The Project will apply for \$10 million under the program. The Developer requests that the Agency apply for MHP as a co-applicant with the Developer in order to score full points under the “project readiness” category, which are available only if the applicant owns the project site or has an executed ground lease. The DDA does not allow execution of the ground lease until all funding has been secured. MHP regulations require that the applicant provides an authorizing board resolution to apply for the MHP funding.

**FISCAL CONSIDERATIONS:** None.

**EQUAL OPPORTUNITY CONTRACTING INFORMATION (IF APPLICABLE):** None.

**PREVIOUS COUNCIL and/or COMMITTEE ACTION:**

In December 2009, the Agency entered into a Disposition and Development Agreement (DDA) with Broadway Tower Associates, L.P. (“Developer”) for the development of the Ninth and Broadway affordable housing project (“Project”) on an Agency-owned site at Ninth Avenue and Broadway in the East Village District.

**COMMUNITY PARTICIPATION AND PUBLIC OUTREACH EFFORTS:** None.

**KEY STAKEHOLDERS AND PROJECTED IMPACTS:** See staff report.

Alessi, Frank

Originating Department

Weinrick, Janice

Deputy Chief/Chief Operating Officer