



**HOUSING &
HOMELESS SERVICES**

Item 7.2

Successor Agency Funding

Housing Successor Agency

Low and Moderate Income Housing Asset Fund

- **Administered by Housing Authority in its capacity as Successor Agency**
- **Recycled loan funds**
- **Must be used for affordable housing production**
- **Approximately \$7M Excess Surplus balance**
 - Annual surplus must be committed by end of FY
 - \$3 million previously committed on 3/4/25



Notice of Funding Availability (NOFA)

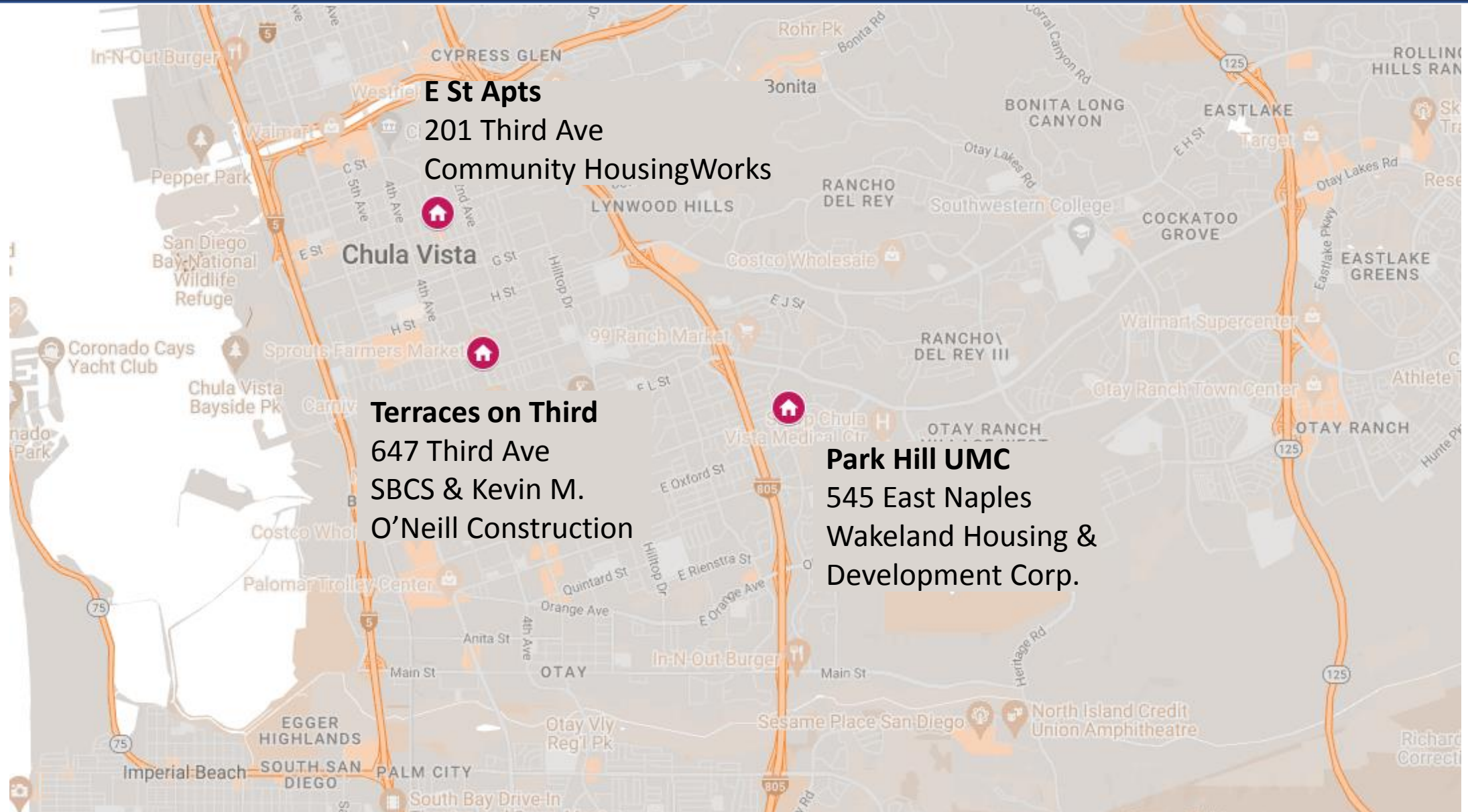


- Released November 2024, due 12/20/2024
- \$4.0M Successor Agency funds + *potential* \$1M LHTF funds
- Threshold Criteria
- Competitive Scoring
 - Location
 - Readiness
 - Developer Experience
 - Cost-Effectiveness, Affordability, Overall Quality



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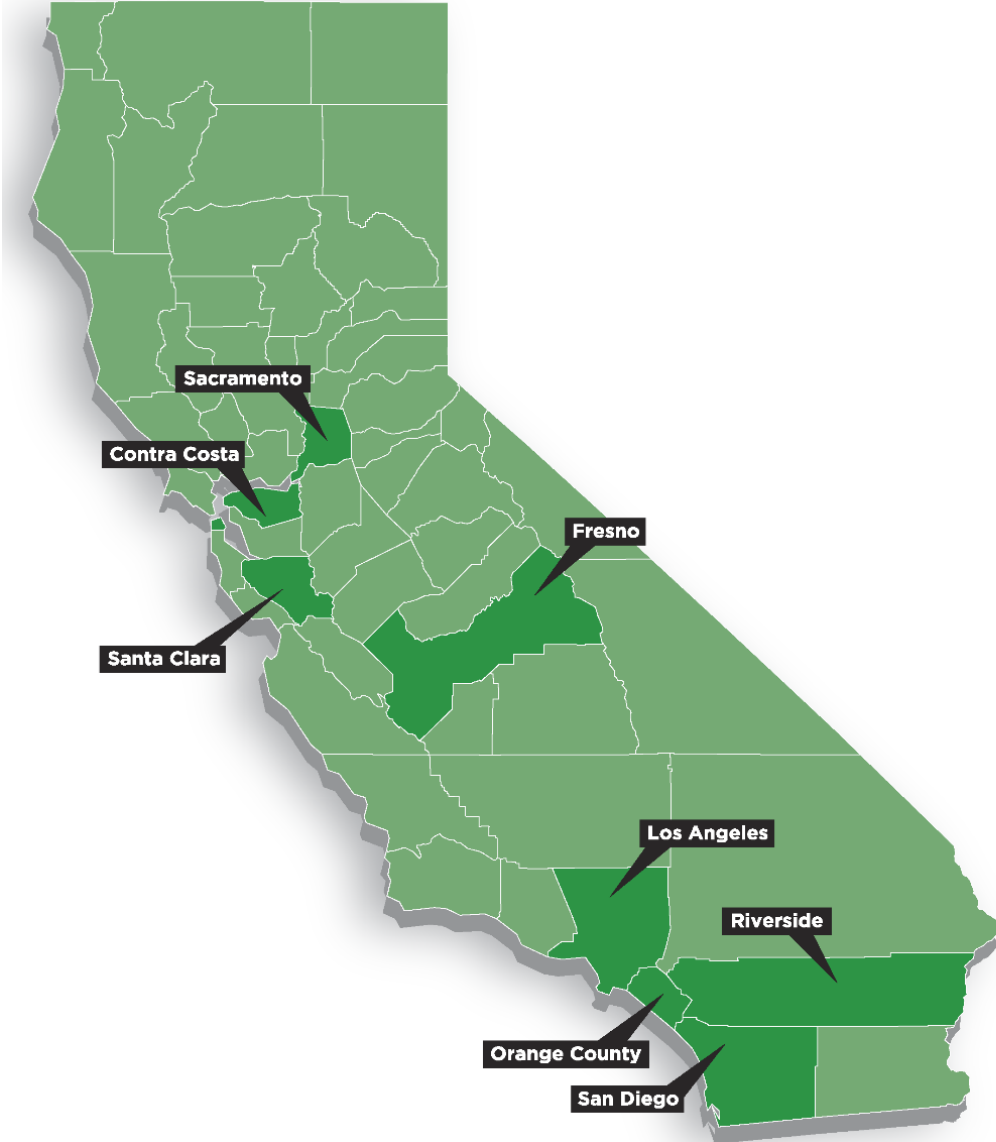
NOFA Submittals





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Community HousingWorks



1988 Year Established

51 Communities

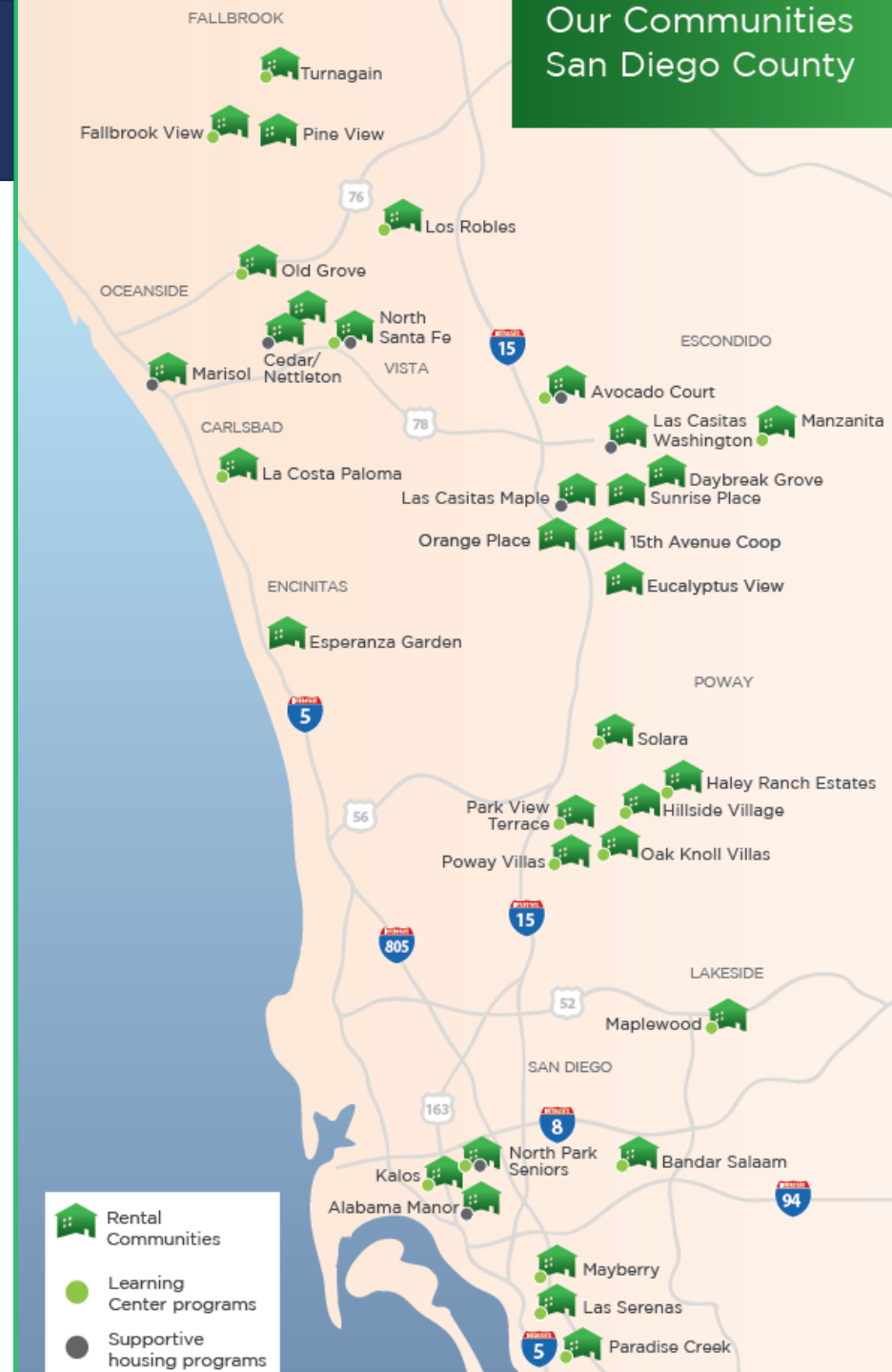
4,826 Homes

1,318 Units in Pipeline

Community House

66%

of portfolio located
in San Diego County





**HOUSING &
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Development Team

Community HousingWorks



KEVIN LEICHNER

Senior VP of Housing &
Real Estate Development

STEPHEN SWIECICKI

VP of Forward Planning



ROBERTO GARCIA

Project Manager



Architect/GC/PM

STEPHEN DALTON **ARCHITECTS**

R.D. OLSON
CONSTRUCTION





HOUSING &
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SERVICES

Development Team

STEPHEN DALTON ARCHITECTS



Community HousingWorks

Kimball Highland Apartments | National City



La Costa Paloma | Carlsbad



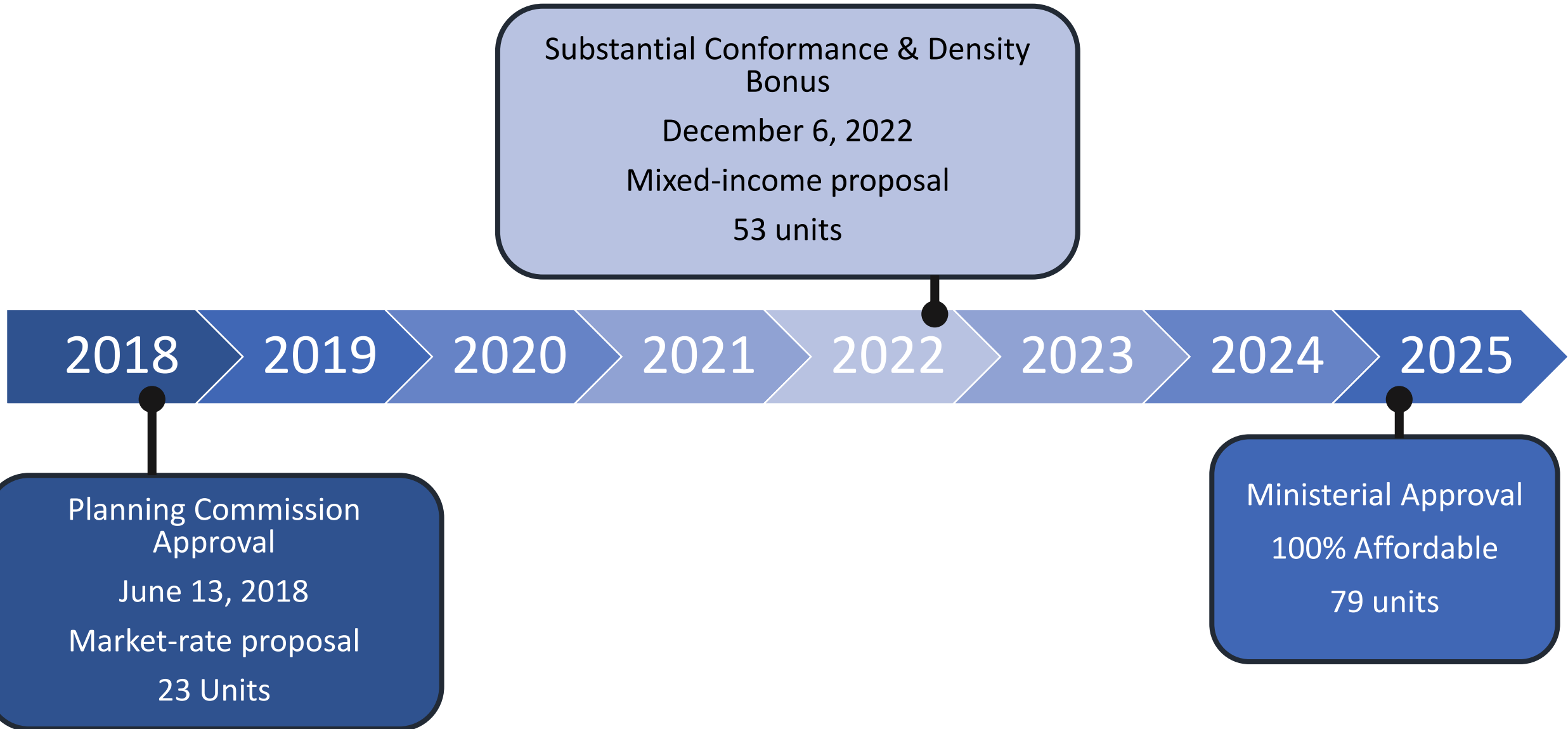
Keeler Court | San Diego

201 Third Avenue





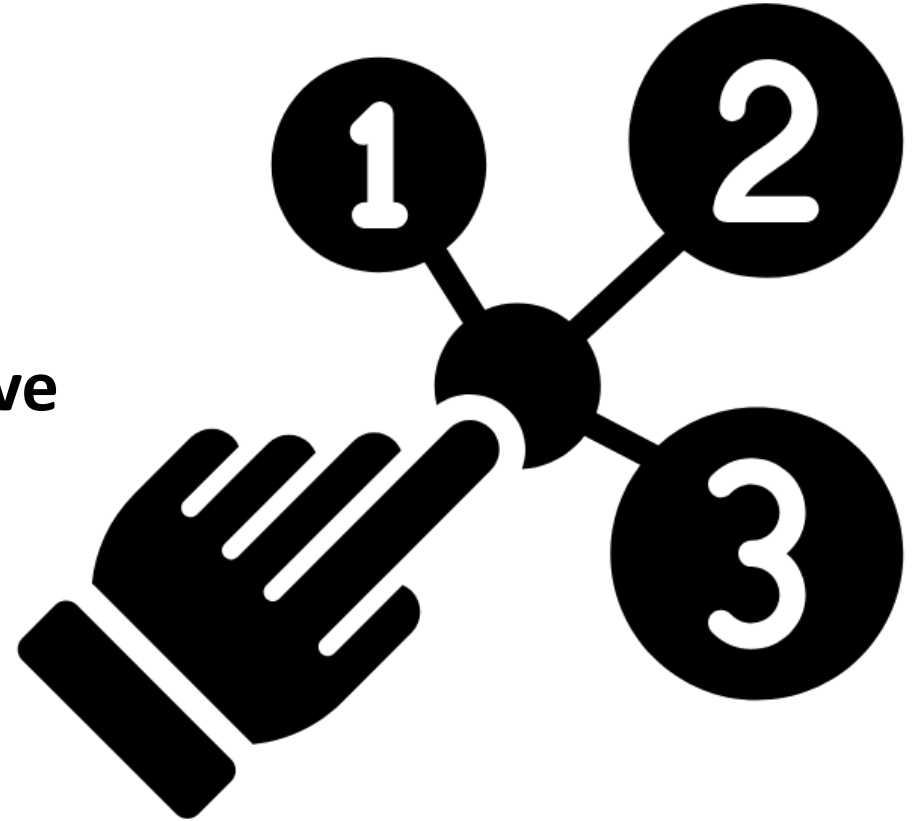
201 Third Avenue – Site History



Streamlined Land Use Approvals

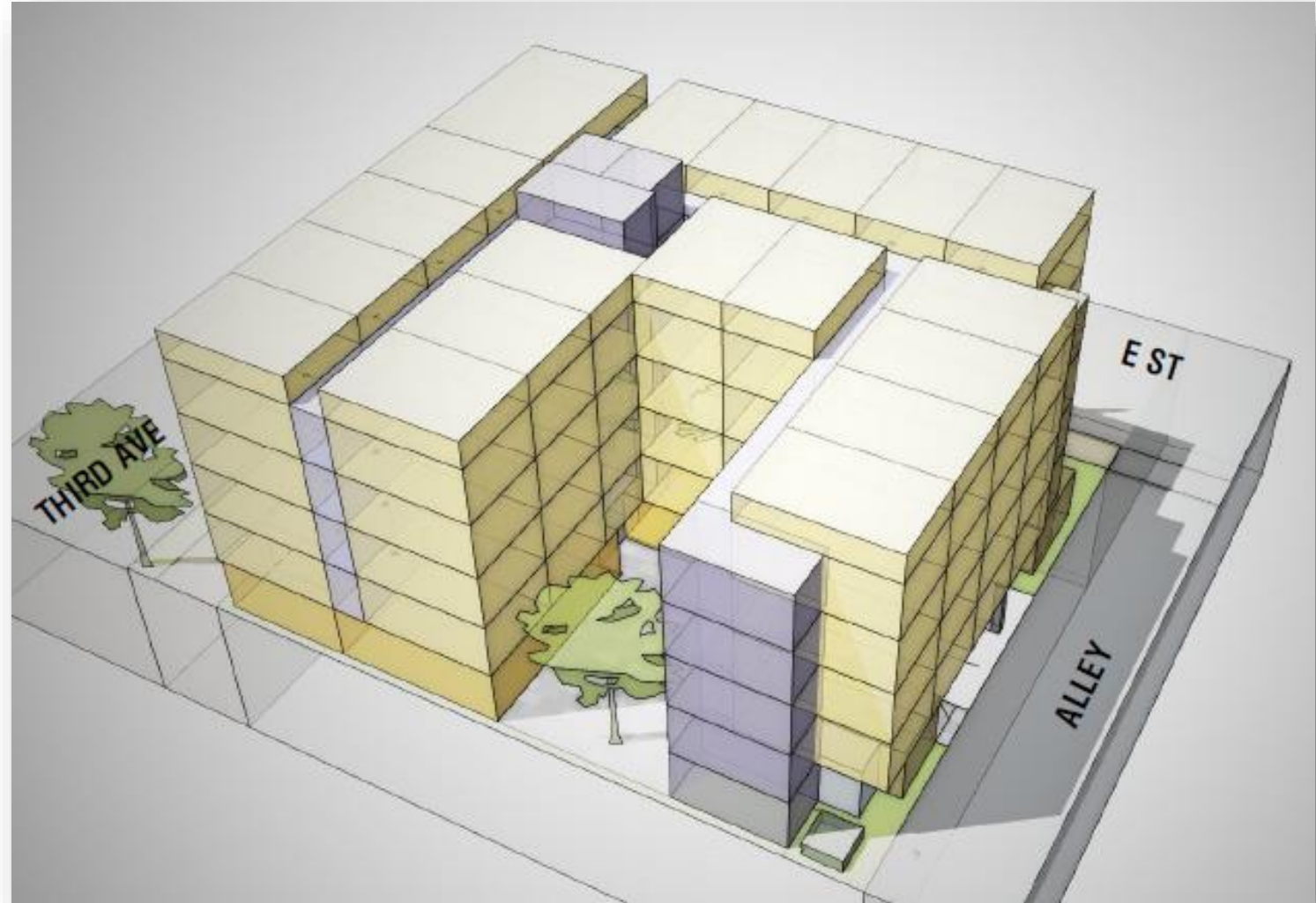
Multiple paths to permits

- Existing entitlements
- Substantial conformance or plan change
- AB 2162 (by right approvals for supportive housing; parking minimums waived)
- SB 35 (by right approvals)
- AB 2097 (waives parking req's)



E Street Apts

- 79 units, 5 stories
- Primarily studios (75 units)
- 20 units reserved for people with Intellectual and Developmental Disabilities (IDD)



Unit Affordability

Bedroom Type(s)	Number of Units	Monthly Rent Plus Utilities	Income Category (AMI)
Studio	10	\$795	30%
Studio	8	\$1,326	50%
Studio	57	\$1,591	60%
2 Bedrooms	1	\$1,023	30%
2 Bedrooms	1	\$1,705	50%
2 Bedrooms	1	\$2,046	60%
Total:	78	Average AMI:	54.6%



Parking and Mobility

- Onsite, underground parking not feasible
- Frequent bus service, transfer options to E Street Station
- Bike parking onsite
- Parking lot at Center and Garrett
- CV Community Shuttle
- IDD households unlikely to drive or own cars
- Marketing outreach targeted to car-lite households who work and shop on Third Ave or Bayfront



Parking and Mobility

Attract car-lite households who live, shop, and work locally



San Diego Regional Center

- **53 years of experience**
- **41,000+ clients**
- **Main Lead Service Provider for San Diego region**
- **Forms Planning Team in collaboration with client, family members, friends, service coordinator, etc.**



Services and Special Needs

Major impairment in 3+ areas:

- Self-care
- Communication
- Learning
- Mobility
- Self Direction
- Capacity for Independent Living
- Economic Self Sufficiency



Individualized plans may include:

- Social recreational services
- Transportation
- Nutrition, hygiene, and life skills
- Support and advocacy

Project Timeline

Milestone	Date
Consideration of Successor Agency Award	March 18, 2025
HCD MHP Application	April 15, 2025
City Loan Closing (if approved)	June 2025
County Funding Application	September 2025
CDLAC/TCAC Joint Application	January 2026
CDLAC/TCAC Award	May 2026
Construction Start	September 2026
Construction Completion	February 2028

Summary



Location: Close to amenities, appropriate for project type, would enhance Third Ave corridor



Readiness: Moving forward quickly



**Developer Experience & Overall Proposal Quality:
Highly experienced developer, thorough proposal**

Recommendation and Next Steps

**Housing Successor Agency approve
\$4 million Successor Agency loan
for E St Apartments**

If approved:

- **Loan closing by June 30, 2025**
- **Loan to be repaid over 55 years from operational income**

