

**CALIFORNIA POLLUTION CONTROL FINANCING AUTHORITY
CALIFORNIA RECYCLE UNDERUTILIZED SITES REMEDIATION PROGRAM**

Meeting Date: May 27, 2009

Request Infill Grant Approval

Prepared by: *Chris Nelson, NBA CALReUSE Project Team, and Diana Michaelson, CPCFA*

Applicant:	S.V.D.P. Management, Inc.	Type of Funding Requested:	Grant
Project Name:	15 th and Commercial	Amount Requested:	\$582,500
Project	San Diego	Application No.:	34
Location:	(San Diego County)	Strategic Partner:	NBA

Summary. S.V.D.P. Management, Inc., dba Father Joe’s Villages (the “Applicant”) requests approval of a grant in an amount not to exceed \$582,500 to finance the remediation of a brownfield to develop the 15th and Commercial Project in San Diego, California. The Applicant anticipates the Project will create 140 affordable and rent-free rental housing units, including 15 units at 40% Area Median Income (AMI), 49 units at 30% AMI, 75 rent-free units of transitional housing for homeless populations, and one manager’s unit.

Applicant. S.V.D.P. Management, Inc. dba Father Joe’s Villages is a non-profit developer providing affordable and supportive housing as well as homeless assistance housing, services, and shelters.

The organization was established in 1950 by the Catholic Diocese of San Diego and operated under St. Vincent de Paul. S.V.D.P. Management, Inc. and St. Vincent de Paul Village, Inc. became incorporated in 1992 as separate 501(c)(3) organizations. S.V.D.P. Management provides administrative (human resources, information technology, accounting, etc.), security, food, and facilities management services, while St. Vincent de Paul Village oversees the residential and social services. The two partner organizations have been collaborating to provide transitional housing and supportive services to homeless families and individuals since June 1983.

Senior executives of S.V.D.P. Management, Inc. are Father Joe Carroll, President; Mathew Packard, Vice President of Development; and Diane Stumph, Chief Financial Officer.

Legal Questionnaire. The Strategic Partner and staff have reviewed the Applicant’s responses to the questions contained in the Legal Status portion of the Application. No information was disclosed that raises questions concerning the financial viability or legal integrity of this applicant.

Brownfield Project Description. Historical uses of the site include storage and manufacturing of concrete blocks, a material yard for the San Diego Electric Railway Company, a gas station, a parking lot, a truck storage and maintenance facility for the Union Ice Company, and a warehouse. Automobile painting was also reported to have been conducted at the site (in association with the maintenance of the Union Ice Company trucks). The site was reported to have at least one gasoline underground storage tank (UST), likely associated with the former Union Ice Company. The UST was reported to have been removed in 1987. The primary constituents of concern at the site are petroleum hydrocarbons and metals (primarily lead,

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arsenic, and mercury). Concentrations of various volatile organic compounds (VOCs) were also reported in soil and groundwater.

Description of Activity	Amount Financed by Infill Grant
Brownfield Project Management	\$ 70,000
Site Surveys, Sample Confirmation and Reports	117,500
Soil Excavation, Transportation and Disposal	<u>395,000</u>
TOTAL ESTIMATED COST:	<u>\$582,500</u>

Oversight Agency. San Diego County Department of Environmental Health.

Infill Development Project Description. The 15th and Commercial Project will be a 12-story multi-use development consisting of a three-level child development center, four levels of transitional housing, four levels of permanent supportive and permanent affordable housing, rooftop community space, and one level of underground parking. A total of 140 housing units will be created, of which 124 are considered supportive housing.

The transitional housing portion of the development will preserve 150 long-term transitional housing beds for single men at the Bishop Maher Center (BMC). The residents at the BMC currently live in cubicles 7 feet by 7 feet, with cubicle walls 6 feet tall, and most have two residents per cubicle. There are 75 cubicles located on one entire floor. The 15th and Commercial Project will create 75 new shared dormitory-style units located over four floors. Residents will be housed two to a room that consists of full interior walls and a front door. The new dormitory style units will dramatically improve privacy and the quality of living space for the residents.

Jobs Information. The Applicant represents that a total of 332 jobs will be created as a result of this project.

Activity	Start	Complete	Duration	No. of Jobs	Type of Job
Brownfield Infill Project (cleanup)	October 2009	December 2009	3 months	65	Construction, Engineering, Consulting
Infill Development Project (construction)	September 2009	December 2010	15 months	250	Construction
Infill Development Project (upon completion)	December 2010	On-going	Permanent	17	Facilities Services and Security, Teaching

Permits. The Applicant has identified all required permits in the application. The Conditional Use permit has been granted. The Grading Permit, Building Permit, and Cleanup Plan have all been submitted and are under review.

Anticipated Timeline.

- Cleanup to Begin: October 2009.
- Cleanup to be Completed: December 2009.
- Development to Begin: September 2009.
- Development to be Completed: December 2010

Local Government Support. On September 13, 2007 S.V.D.P. Management presented the 15th and Commercial Project to the Centre City Advisory Committee. The Committee gave a positive recommendation for approval of design, variance, and conditional use permit. On November 13, 2007 the San Diego City Council unanimously approved the development permit. Additionally, a council member noted that no one spoke in opposition of the project throughout the entire entitlement process.

Letters of support for the project have been received, including:

Local Government Support (Attachment A).

- The City of San Diego (A-1)
- The County of San Diego (A-5)
- Centre City Development Corporation (A-6)

Local Community Support (Attachment B).

- San Diego Continuing Education, Cesar Chavez Campus (B-1)
- Catholic Charities (B-3)
- Jewish Family Service of San Diego (B-4)
- East Village Association (B-5)

Application Score. The project earned a score of 103.6 out of 105 points in the following categories:

(a) **Readiness to Proceed.** TOTAL - 39/40.

- (1) **Applicant has demonstrated that environmental review can be completed and all necessary entitlements can be received from the local jurisdiction within two years of receiving the award - 10/10.** The Applicant has demonstrated environmental review is complete a conditional use permit has been approved.
- (2) **Excluding tax credit equity and tax exempts bonds, funding commitments are in place, or financing applications are under review, for the Infill Development Project - 10/10.** Excluding tax equity and tax exempt bonds, funding commitments are in place, or financing applications are under review for the Infill Development Project.
- (3) **The Infill Development Project has local community and government support - 10/10.** The project has both community and local government support.
- (4) **Cleanup Plan has been approved by Oversight Agency - 5/5.** The Cleanup Plan has been approved by the oversight agency.
- (5) **Applicant has necessary governmental permits in place, including but not limited to grading, encroachment, right of way, demolition, and air quality permits and excluding the building permit - 3.6/5.** Five of the seven applicable permits have been obtained or are under review.

(b) **Location within an Economically Distressed Community.** TOTAL - 30/30. The project is located within the San Diego Regional Enterprise Zone.

- (c) **Depth of Affordability. TOTAL - 10/10.** The project will consist of 140 units of housing of which one is a manager's unit. The rest are for populations at or below 40% of the AMI.
- (d) **Percentage of Affordability. TOTAL - 15/15.** The entire project will provide affordable housing for low income, homeless and transitional populations.
- (e) **Utilization of Green Building Methods. TOTAL - 5/5.** The Applicant has shown that the project exceeds the Build It Green MF GreenPoint Checklist minimum score of 60 points.
- (f) **Cleanup Plan for the Brownfield Infill Project does not require Ongoing Operation and Maintenance. TOTAL - 5/5.** The cleanup plan does not require any Ongoing Operation & Maintenance.

Tie-Breaker.

- (a) Total Brownfield Infill Project Cleanup Plan Cost: \$582,500.
- (b) Total number of residential housing units produced and/or promoted by Infill Development Project: 140.
- (c) Tie-breaker ratio [$\$582,500/140$]: \$4,160.71/housing unit.

Financing Details.

- Amount of Overall Financing to be Leveraged:
Total Project Cost = \$63,089,459.
Total CALReUSE Infill Grant Funding = \$582,500.
CALReUSE remediation funding is leveraged 108 to 1.
- Sources of Financing for Brownfield Infill Project: CALReUSE grant.
- Sources of Financing for Infill Development Project: Low Income Housing Tax Credit investment, tax-exempt bond proceeds, owner equity contribution, owner land contribution, First Five Commission of San Diego grant, Community Development Block Grant, Emergency Housing and Assistance Program Capital Development loan, Multifamily Housing Program Supportive Housing Program loan, Mental Health Services Act loan, Affordable Housing Program subsidy, Transit-Oriented Development Program financing, Infill Infrastructure Grant, San Diego Housing Commission, Centre City Development Corporation.

Staff Recommendation. Staff recommends approval of the attached resolution for S.V.D.P. Management, Inc. for a grant award not to exceed \$582,500.

A RESOLUTION OF
THE CALIFORNIA POLLUTION CONTROL FINANCING AUTHORITY
APPROVING EXECUTION AND DELIVERY OF GRANT FUNDING FOR
S.V.D.P. MANAGEMENT, INC.
CALIFORNIA RECYCLE UNDERUTILIZED SITES REMEDIATION PROGRAM

May 27, 2009

WHEREAS, the California Pollution Control Financing Authority (the “Authority”), a public instrumentality of the State of California, is authorized by the Regulations adopted to implement and make specific the statutory provisions of the California Recycle Underutilized Sites (CALReUSE) Remediation Program;

WHEREAS, the statutory provisions of the CALReUSE Remediation Program authorize grant and loan funding for the purpose of brownfield cleanup that promotes infill residential and mixed-use development, consistent with regional and local land use plans;

WHEREAS, the Authority solicited applications for the CALReUSE Remediation Program and such applications were evaluated and scored pursuant to the Authority’s Regulations;

WHEREAS, S.V.D.P. Management, Inc. has submitted an application for the CALReUSE Remediation Program for a grant in the amount of \$582,500 for the 15th and Commercial Project;

WHEREAS, the Strategic Partner, National Brownfields Association CALReUSE Project Team, has reviewed the application and determined to recommend 15th and Commercial Project to the Authority for funding consideration;

WHEREAS, the Authority staff has reviewed the Strategic Partner’s recommendation and has determined to recommend the 15th and Commercial Project for funding;

WHEREAS, approval of a grant for S.V.D.P. Management, Inc. (“Applicant” and “Grantee”) by the Authority is now sought; and

WHEREAS, the State of California has been facing an unprecedented cash flow crisis amidst the current national economic conditions which requires the approval of this grant to be contingent on funds becoming available from the Authority’s Proposition 1C (2006) allocation, as determined by the Department of Finance.

NOW THEREFORE BE IT RESOLVED by the California Pollution Control Financing Authority, as follows:

Section 1. Pursuant to the Regulations, the Authority hereby finds that the 15th and Commercial Project is eligible for financing and hereby contingently approves the grant described in the staff summary for the Project described in the Applicant’s CALReUSE Infill Application to the Authority.

Section 2. The Executive Director is hereby authorized for and on behalf of the Authority to take all steps necessary with respect to the Applicant including notifying the Applicant that its Application has been approved for funding, preparing a commitment letter that contains the terms and conditions of funding for the Grantee, preparing and executing the final form of grant/loan agreement and disbursing funds pursuant to the grant agreement and the Authority's Regulations.

Section 3. The Executive Director is hereby authorized for and on behalf of the Authority to approve any changes in the Project described in Exhibit A of the grant agreement as the Executive Director shall deem appropriate and authorized under the Regulations (provided that the amount of the grant may not be increased above the amount approved by the Authority).

Section 4. The Executive Director is hereby authorized and directed, for and on behalf of the Authority, to draw money from the Proposition 1C (2006) funds allocated to this Program not to exceed those amounts approved by the Authority for the Grantee approved in Section 1. The Executive Director is further authorized and directed, for and on behalf of the Authority, to execute and deliver to the Grantee identified in Section 1 any and all documents necessary to complete the transfer of funds. The authority of the Executive Director is limited to payment of claims made by the Grantee in accordance with the Regulations and the grant agreement.

Section 5. The approval of this grant is contingent on funds becoming available from the Authority's Proposition 1C (2006) allocation, as determined by the Department of Finance. The Executive Director is authorized to determine whether this condition has been met and proceed with executing the award.

Section 6. Any notice to the Applicant approved hereunder shall indicate that the Authority shall not be liable to the Applicant in any manner whatsoever should such funding not be completed for any reason whatsoever. Notice to the Applicant shall include a provision making it clear that continued funding under the program is not guaranteed but is entirely dependent upon funds being available to the CALReUSE Program and the Grantee's continued compliance with the grant agreement, legal documents, and the regulations governing the CALReUSE Program.

Section 7. The Executive Director of the Authority is hereby authorized and directed, to do any and all things and to execute and deliver any and all documents which they deem necessary or advisable in order to effectuate the purposes of this Resolution and the transactions contemplated hereby, and which have heretofore been approved as to form by the Authority.

EXHIBIT A

TERM SHEET

Name of Project: 15th and Commercial

Maximum Amount of Grant: \$582,500

Strategic Partner: National Brownfields Association CALReUSE Project Team

Grantee: S.V.D.P. Management, Inc.

Financing Structure: Grant

Maximum Grant Term: Not to exceed six years from first draw on funds

Oversight Agency: San Diego County Department of Environmental Health

Project Location: 1501 Imperial Avenue
San Diego, California 92101

Infill Development Description: 140 rental units, of which 99% will be Affordable at less than or equal to 40% AMI, including 124 supportive housing units for homeless and special needs populations, and one manager's unit.

Project: Description of Activity	Estimated Cost
Brownfield Project Management	\$ 70,000
Site Surveys, Sample Confirmation, and Reports	117,500
Soil Excavation, Transportation, and Disposal	<u>395,000</u>
TOTAL ESTIMATED COST:	<u>\$582,500</u>

Attachment A



THE CITY OF SAN DIEGO

March 30, 2009

Lynn Jacobs
Director, Department of Housing and Community Development
1800 Third Street
Sacramento, CA 95811-6942

Re: Legislative Letter of Support for 15th and Commercial

Dear Lynn Jacobs,

This letter is to serve as official notification of the City of San Diego's support of the Transit Oriented Development (TOD) application for 15th and Commercial project. On March 30, 2009 the City Council unanimously supported the application through the attached Council resolution. 15th and Commercial embodies all the concepts associated with smart growth planning through the provision of both transitional and permanent supportive affordable housing, a child development center, and community and office space. Additionally, the project is located along a major light rail corridor.

The Proposition 1C TOD program seeks to encourage higher density uses in close proximity to transit and to increase the supply of affordable housing. The City of San Diego believes that 15th and Commercial meets these worthy goals and we urge your support.

Sincerely,

A handwritten signature in blue ink, appearing to read "Job Nelson".

Job Nelson
Director of Intergovernmental Relations
Mayor's Office
City of San Diego



Attachment A

(R-2009-954)

(103)

RESOLUTION NUMBER R- 304771

DATE OF FINAL PASSAGE MAR 30 2009

A RESOLUTION OF THE COUNCIL OF THE CITY OF SAN DIEGO AUTHORIZING THE MAYOR TO SUPPORT APPLICATIONS TO THE CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT [HCD] FOR FUNDING FOR THE PROPOSITION 1C – TRANSIT ORIENTED DEVELOPMENT AND INFILL INFRASTRUCTURE GRANT PROGRAMS; AUTHORIZING THE MAYOR TO SEND A LETTER OF LEGISLATIVE SUPPORT FOR SIX PROJECTS; AUTHORIZING THE MAYOR TO TAKE ALL NECESSARY ACTIONS TO SECURE FUNDING FOR THE INFRASTRUCTURE IMPROVEMENT PROJECTS; AUTHORIZING THE CITY COMPTROLLER TO ACCEPT FUNDS IF GRANT FUNDING IS SECURED; AND AUTHORIZING CITY COMPTROLLER TO ESTABLISH A SPECIAL INTEREST-BEARING FUND FOR THE GRANTS.

WHEREAS, Proposition 1C, approved by the voters in November 2006, authorized \$2.85 billion in general obligation [GO] bonds for various housing purposes; and

WHEREAS, on January 30, 2009, the California Department of Housing and Community Development [HCD] issued a Notice of Funding Availability [NOFA] for the second round of both the Transit Oriented Development [TOD] and Infill Infrastructure Grant [IIG] programs. In this round, the state will award approximately \$95 million in TOD and \$197 million in IIG funding to urban areas around California, with 45 percent of each program allocation targeted to projects located in Southern California. While the State Treasurer is not currently process the sale of any GO bonds, HCD does expect to issue awards in June 2009; and

Attachment A

(R-2009-954)

WHEREAS, both for profit and not for profit developers are eligible to apply to HCD for grant funds. Applications are due to HCD on April 2, 2009 for TOD Program and April 1, 2009 for the IIG Program; NOW, THEREFORE,

BE IT RESOLVED, by the Council of the City of San Diego:

1. That the Council does hereby authorize the Mayor to support applications to the California Department of Housing and Community Development for funding under Proposition 1C – Transit Oriented Development and Infill Infrastructure Grant Programs for housing projects that meet HCD eligibility criteria.
2. That the Mayor is hereby authorized to provide a letter of legislative support for the applications of the 15th and Commercial Program, 9th and Broadway, The Boulevard at North Park, Village at Market Creek, Cedar Gateway, and Archstone Mission Gorge.
3. That the Mayor is authorized to take all necessary actions to secure funding from HCD for the infrastructure improvement projects.
4. That the City Comptroller is authorized to accept funds if grant funding is secured.
5. That the City Comptroller is authorized to establish a special interest-bearing fund for the grant funds.

BE IT FURTHER RESOLVED, that this activity (legislative support for Proposition 1C Fund applications) is not a “project” and is therefore not subject to the California Environmental

Attachment A

(R-2009-954)

Quality Act [CEQA] pursuant to State CEQA Guidelines section 15060(c)(3). Development proposals which these funds would be used for have been or will be subject to CEQA review.

APPROVED: JAN I. GOLDSMITH, City Attorney

By Shannon Thomas
Shannon Thomas
Deputy City Attorney

ST:pev
03/16/09
Or.Dept:CPCI
R-2009-954
MMS #8145

I hereby certify that the foregoing Resolution was passed by the Council of the City of San Diego, at this meeting of March 30, 2009.

ELIZABETH S. MALAND
City Clerk

By Elizabeth S. Maland
Deputy City Clerk

Approved: 3-30-09
(date)

Jerry Sanders
JERRY SANDERS, Mayor

Vetoed: _____
(date)

JERRY SANDERS, Mayor

Attachment A



NICK MACCHIONE, MS, MPH, FACHE
DIRECTOR

County of San Diego
HEALTH AND HUMAN SERVICES AGENCY

ALFREDO AGUIRRE, LCSW
MENTAL HEALTH SERVICES DIRECTOR

JENNIFER SCHAFFER, Ph.D.
BEHAVIORAL HEALTH DIRECTOR

BEHAVIORAL HEALTH DIVISION
3255 CAMINO DEL RIO SOUTH, SAN DIEGO, CALIFORNIA 92108
(619) 563-2700 • FAX (619) 563-2705

SUSAN BOWER, MSW, MPH
ALCOHOL AND DRUG SERVICES DIRECTOR

MARSHALL LEWIS, MD, DFAPA
CLINICAL DIRECTOR

March 25, 2009

Father Joe Carroll
S.V.D.P. Management, Inc. (dba Father Joe's Villages)
3350 E Street
San Diego, CA 92102

Dear Father Joe:

The County of San Diego, Mental Health Services (MHS) is pleased to support S.V.D.P. Management, Inc.'s affordable housing project at 15th and Commercial in downtown San Diego, with 25 set-aside permanent supportive housing units under the Mental Health Services Act (MHSA) Housing Program. As you are aware, the County's local MHSA Community Services and Supports Plan includes a component to serve persons with serious mental illness by utilizing "full service partnerships" (FSP). FSP require that both housing and comprehensive wraparound services be provided to best meet the needs of the population. Accordingly, MHS agrees to provide comprehensive services to the tenants occupying the twenty-five (25) permanent units reserved for the target MHSA population. The "wraparound" services and treatment tailored to meet the needs of the MHSA tenants will be provided by MHS-contracted provider. These services include:

- outreach and engagement;
- 24/7 intensive case management/wrap-around services;
- community-based outpatient mental health services;
- rehabilitation and recovery services;
- care coordination and peer support services;
- supported employment and education; and
- multi-disciplinary staffing team with a staff to client ratio of 1 to 10.

We understand that our service commitment is contingent upon the construction of the units. We are very supportive of this project and look forward to our partnership with S.V.D.P. Management to deliver high quality services to meet the needs of our MHSA clients, who have serious mental illness and are homeless or at risk of homelessness.

Please contact Dr. Piedad Garcia at (619) 563-2757 should you have any questions.

Sincerely,

ALFREDO AGUIRRE, LCSW
Deputy Director

PIEDAD GARCIA, Ed.D., LCSW
Assistant Deputy Director

Attachment A



March 24, 2009

Mr. Chris Westlake
 Deputy Director, Financial Assistance Division
 Department of Housing and Community Development
 1800 3rd Street
 Sacramento, CA 95811

RE: 15th and Commercial – Public and Private investments in the East Village District

Dear Mr. Westlake:

The Centre City Development Corporation ("CCDC") is pleased to support the 15th and Commercial project for the Transit-Oriented Development Housing Program. CCDC is a non-profit corporation created by the City of San Diego to implement redevelopment of the downtown San Diego on behalf of the Redevelopment Agency of the City of San Diego ("Agency"). CCDC's jurisdiction covers a 1,500 acre area consisting of the Centre City and Horton Plaza Redevelopment Areas. CCDC also implements and oversees planning and land use for the two Redevelopment Areas, which are designated for infill and transit-oriented development as identified in the Downtown Community Plan, Centre City Planned District Ordinance, and the City's Housing Element. The 15th and Commercial project is located in the East Village Redevelopment District within the Centre City Redevelopment Area.

CCDC is committed to funding transit-oriented infrastructure throughout the Centre City/Horton Redevelopment Project Areas. In the East Village District, CCDC invested \$30 million in the Agency funds to complete the "Park-to-Bay Link" project. The project was completed in 2008 and improved the public right-of-way along Park Boulevard between C and K streets by creating a landscaped pedestrian promenade with street trees, lighting and public art as well as realigning several transit stations in East Village. In addition, the following public improvement projects, totaling \$182 million, are underway in the East Village District.

Public Improvement Projects in the Pipeline (East Village)

Projects	Agency Funds*	Status	Descriptions
East Village Fire Station	\$7.7 million	Predevelopment	New fire station as part of a mixed-use project - 2 story-structure with 4 apparatus bays on 19,000 sq.ft. site.
Main Library	\$79.9 million	Predevelopment	400,000 sq.ft. building to house the City's Main Library.
Harbor Drive Pedestrian Bridge & At Grade Track Improvement	\$39.1 million	Under Construction	Iconic pedestrian crossing over Harbor Drive, train and trolley tracks. At grade track improvement at Park & Harbor Drive.
East Village Green Park	\$35.9 million	Predevelopment	A future park on 4 acre land.

401 B Street, Suite 400 | San Diego, CA 92101-4298 | Phone 619-235-2200 | Fax 619-236-9148 | www.ccdc.com

Printed on recycled paper

Attachment A

Mr. Chris Westlake
15th and Commercial

March 24, 2009
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Various Street Improvements	\$2.6 million	Various stages	Various sidewalk, median and crosswalk improvements.
C Street Master Plan	\$16.5 million	Predevelopment	Revitalization of C Street corridor, including trolley and infrastructure investments, streetscape enhancements, improved vehicular and pedestrian circulation and public art.
TOTAL	\$182 million		

* Budgeted amount as of March 2009

Additionally, CCDC has invested the Agency funds to support creation of affordable housing in the East Village District. Affordable housing projects completed in the past five years with the redevelopment funds are shown in the table below:

Affordable Housing Projects with Agency Funds: Completed in the Past Five Years (East Village)

Projects	Agency Funds	Status	Descriptions
Ten Fifty B	\$33.6 million	Under Construction	A mixed-use project with 226 affordable units
Parkside	\$13.8 million	Under Construction	A mixed-use project with 76 affordable units
Studio 15	\$16.5 million	Under Construction	Workforce housing with 273 affordable units
Lillian Place	\$7.3 million	Completed in 2007	Family housing with 74 affordable units
Sunburst Apts	\$2.8 million	Completed in 2006	Supportive housing with 23 affordable units
Leah Residence	\$1.9 million	Completed in 2005	Supportive housing with 23 affordable units
TOTAL	\$75.9 million		695 affordable units

Private investments in the East Village District were spurred by the development of Petco Park, a baseball stadium for the San Diego Padres. The City of San Diego and CCDC/Redevelopment Agency invested a total of \$300 million in public funds to develop Petco Park. Since its completion in 2004, a total of 2,715 condominium units, 939 market-rate apartments, 274 affordable apartments, 351,000 square feet of retail space, 400,000 square feet of office space and 1,937 hotel rooms were added in East Village (see attached list). Various "privately owned transit supportive" uses moved in to these new retail spaces, including Albertson's supermarket (a grocery store, 40,000 sq.ft.), Longs Pharmacy (a pharmacy, 11,000 sq.ft.), FIT Athletic Club (a sports gym, 46,000 sq.ft.), Palm Restaurant (a restaurant, 7,000 sq.ft.), to name a few. In addition, 679 condominium units, 163 market-rate apartments, 582 affordable apartments, 47,000 square feet of retail space, 210 hotel rooms and an education facility (175,000 sq.ft., Thomas Jefferson School of Law) are under construction. The East Village District has become a vibrant neighborhood with various neighborhood serving retail and services where people live, work and play.

We believe the 15th and Commercial project is an ideal model for infill and transit-oriented development, and we hope that the Department of Housing and Community Development will help to make the project a reality.

Sincerely,



Jeff Graham
Vice President, Redevelopment

Attachment A

Centre City Development Corporation
Completed Projects from 2002-2008 (Privately Owned)
East Village District

Project Name	Market Condo (Units)	Market Rental (Units)	Affordable (Units)	Retail (Sq.ft)	Office (Sq.ft.)	Hotel (Rooms)	Other	Completion (Year)
Entrada		132	40					2004
Lofts @777 6th		97		8,000				2004
Neuhaus Ateliers		17						2004
Omni Hotel	32					512		2004
Park Blvd. West	120			6,000				2004
Union Square	262							2004
Diamond Terrace	113			11,000				2005
Hotel Solamar				7,000		235		2005
Leah Residence			24	3,000				2005
M2i	230			12,000				2005
Metrome	184							2005
Palm Restaurant				7,000				2005
Park Blvd. East	107							2005
Rosario Hall				2,000				2005
Element	65			4,000				2006
Fahrenheit	77							2006
Lillian Place			74					2006
Lofts @ 677 Seventh		153		5,000				2006
Market Street Village		225		43,000				2006
Nexus	68			3,000				2006
Park Terrace	223			25,000				2006
Smart Corner Office					93,000			2006
T.R. Produce				15,000	27,000			2006
Alta	179			11,000				2007
Diamond View Tower				75,000	250,000			2007
Icon	327			16,000				2007
The Legend	183			30,000				2007
Lofts @ 655 Sixth Ave.		106		12,000				2007
The Mark	244			8,000				2007
Smart Corner Condos	301			25,000				2007
Candy Factory				7,000	20,000			2008
Hilton Convention Ctr						1,190		2008
Lofts @ 707 Tenth Ave.		209		7,000				2008
Schieffer Building				4,000	10,000			2008
16th and Market			136	5,000				2009
Total	2,715	939	274	351,000	400,000	1,937		

Projects Under Construction

Project Name	Market Condo (Units)	Market Rental (Units)	Affordable (Units)	Retail (Sq.ft)	Office (Sq.ft.)	Hotel (Rooms)	Other	Completion (Year)
Ten Fifty B			229	14,000				
Hotel Indigo						210		
Parkside			78					
Strata		163		8,000				
Studio 15			275					
Thomas Jefferson School of Law							School (175,000 sq.ft.)	
Vintage Pointe	679			25,000				
Total	679	163	582	47,000	-	210		

Attachment B



SAN DIEGO CONTINUING EDUCATION
CESAR CHAVEZ CAMPUS
1900 National Avenue
San Diego, California 92113
619-230-2895

Exhibit 27

December 16, 2008

Father Joe Carroll
S.V.D.P. Management, Inc. (dba Father Joe's Villages)
3350 E Street
San Diego, CA 92102

Dear Father Joe:

San Diego Continuing Education Cesar Chavez campus has collaborated with your agency in the past to provide educational programs to clients in your programs. Additionally we have worked together to provide supportive services to low-income and special needs populations in our community.

We are excited to continue to support the affordable housing project at 15th and Commercial in downtown San Diego. The following educational resources are available to your client's tuition free: basic skills instruction, English as a Second Language, and job training.

We look forward to continuing to serve as a resource to your clients and to work together collaboratively for the benefit of the San Diego community.

Sincerely,

A handwritten signature in cursive script, appearing to read "Robin Carvajal".

Robin Carvajal
Dean, Cesar Chavez and Centre City

Attachment B

Exhibit 27



SAN DIEGO CONTINUING EDUCATION

CESAR CHAVEZ CAMPUS
1960 National Avenue
San Diego, California 92113-2116
619-230-2895 Fax 619-230-2078

March 16, 2006

Father Joe Carroll
S.V.D.P. Management, Inc. (dba Father Joe's Villages)
3350 E Street
San Diego, CA 92102

Dear Father Joe:

San Diego Continuing Education César Chávez campus has collaborated with your agency in the past to identify gaps in community services, address client concerns and refer appropriate clients to our respective programs. We work together to provide supportive services to low-income and people with special needs in the San Diego region.

We were excited to learn about Father Joe's Villages' affordable housing project at 15th and Commercial in downtown San Diego, serving homeless and formerly homeless individuals and/or those with special needs. We are happy to support your efforts by providing the following services to residents: basic skills instruction and job training, tuition-free, if offered at our campus. We can also arrange to hold classes at the new housing project, contingent upon mutual agreement between Saint Vincent De Paul and San Diego Continuing Education.

Because San Diego has such a great need for affordable housing, we are supportive of this project and look forward to our continued partnership with Father Joe's Villages to deliver high-quality services. Please contact me at 619-230-2895 should you have any questions.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Jan Farrell', is written over the typed name.

Jan Farrell
Interim Associate Dean
César Chávez Campus

Attachment B

Exhibit 27

CATHOLIC CHARITIES

Administration

March 29, 2006

Father Joe Carroll
S.V.D.P. Management, Inc. (dba Father Joe's Villages)
3350 E Street
San Diego, CA 92102

Dear Father Joe:

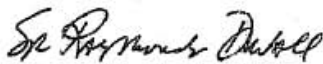
Catholic Charities has a long-standing partnership with Father Joe's Villages to address the needs of homeless and impoverished persons in San Diego County. We are proud to be members of the San Diego Solutions Consortium, which provides a comprehensive array of services to the community.

We are happy to support your new housing development at **15th and Commercial** in downtown San Diego, targeting low-income single adults. We will be happy to take referrals to provide residents at **15th and Commercial** with the following supportive services as available:

- Utility assistance
- Food Assistance

Thank you for your efforts to provide safe, decent, and affordable housing with the support system necessary to help individuals and families gain residential stability. Please contact me at (619) 231-2828 if you have any questions about the services listed above.

Sincerely,



Sister RayMonda DuVall
Executive Director



349 Cedar Street, San Diego, California 92101-3197 • Tel. (619) 231-2828 • Fax (619) 234-2272
Member Agency of United Way • Member Agency of Catholic Charities USA

S.V.D.P. Management, Inc._15th and Commercial_Exhibits

Attachment B

Exhibit 27



Since 1918

Our Mission
Strengthen the individual, enhance the family, protect the vulnerable, with human services based on Jewish values.

Main Office
Leichtag Family Building
3715 Sixth Avenue
San Diego, CA 92103-4316
Tel • (619) 291-0473
Fax • (619) 291-2419
E-mail • jfs@jfsd.org
www.jfsd.org

March 22, 2006

Father Joe Carroll
S.V.D.P. Management, Inc. (dba Father Joe's Villages)
3350 E Street
San Diego, CA 92102

President
Fern Siegel
First Vice President
Ron Zollman

Dear Father Joe:

Second Vice President
Edwrd J. Carnot
Treasurer
Louis Vener
Secretary
Steven Levine

Jewish Family Service of San Diego has collaborated with your agency in the past to identify gaps in community services, address client concerns and refer appropriate clients to our respective programs. We work together to provide supportive services to low-income and needy persons with special needs in the San Diego region.

We were excited to learn about Father Joe's Villages' affordable housing project at 15th and Commercial in downtown San Diego, serving homeless and formerly homeless individuals and/or those with special needs. We are happy to support your efforts by providing the following services to residents with HIV/AIDS and Mental Illness:

- Case Management Services in the amount of \$6,096 for homeless individuals diagnosed with both HIV and mental illness in need of assistance to locate permanent housing

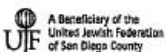
Because San Diego has such a great need for affordable housing, we are supportive of this project and look forward to our continued partnership with Father Joe's Villages to deliver high-quality services. Please contact me at 619-291-0473 should you have any questions.

Sincerely,

Jill Borg Spitzer, ACSW, LCSW
Executive Director
Jewish Family Service of San Diego

Directors
Yael Aires
Felicia Belcher
Jori Potiker Brown
Leslie Caspi, Ed.D.
Ronnie Diamond
Joan Eichberg
Jill Essakow
Ted Finkel
Merle Fischlowitz, Ph.D.
Linda Friedman
Laura Gallison
Jeff Glazer, Ph.D.
Marcia Hazan
Rose Lee Josephson, Ph.D.
Lawrence Kaplan
Mathew Kostrinsky
Paul Kurtin, M.D.
Hamilton M. Loeb, Jr.
Felicia Mandelbaum
Margaret Meyer, M.D.
Lawrence A. Oster
Brad Phillips, Ph.D.
Lucee Sirk
Audrey Viterbi Smargon, Ph.D.
Laura Spielman
Jill Stone
Valeri Viterbi
Laurie Wargotz
George Wise
Charles Zibbell

Immediate Past President
Nadja Kauder
Executive Director
Jill Borg Spitzer, ACSW, LCSW



"Leave a Jewish Legacy"
Accredited by Council on Accreditation of Services for Families and Children, Inc., Member of Family Service Council of California



S.V.D.P. Management, Inc., 15th and Commercial Exhibits

Attachment B

Exhibit 27

MINUTES
EAST VILLAGE ASSOCIATION BOARD OF DIRECTORS MEETING
 September 6th, 2007, 5:00 p.m. to 6:30 p.m.
 Gaslamp Marriott

Howard Greenberg
 Tod Firotto
 Mike Madigan
 Lin Martin

K.C. Strang
 Cynthia Morgan
 Mitchell Berner
 Bill Sauls

David Hazan

The meeting was called to order at 5:05 p.m. by President David Hazan

1) **Addition to Lillian Place – Location: 15th & J Street – Presented by Jack Farris, Wakeland Housing**

Jack Farris and his design team presented their plans for Lillian Place on 15th & J. The current structure/building is in terrible condition and about ready to collapse. In and around the building illegal activity is rampant. The project proposes construction of 18 new affordable apartments. Mike Madigan made a motion to support the project, seconded by Lin Martin. Board's vote was unanimous.

2) **Presentation on Father Joe's Villages Architectural Plans – Location: Commercial between 15th and 16th street – Presented by David DeCastro of Austin, Veum, and Robbins Partners**

Doug Austin and his design team presented their plans for Commercial between 15th and 16th street. The same services provided at the current location will occur at the new building. The new structure/building will dramatically increase the livability and add affordable housing units. The children programs will continue, but with improved facilities. Cynthia Morgan made a motion to support the project, seconded by Tod Firotto. Board's vote was unanimous.

3) **Presentation on 10th & B Affordable Housing Project – Location: 1050 B Street – Presented by Anna Scott/Lindsay Quakenbush of Affirmed Housing Group**

Anna Scott present the project located 1050 B Street, between 10th and 11th, currently the home of the Burger King restaurant. The building earned its entitlement approvals by KB Home for market rate condos, however the market made continuance of the project infeasible. Affirmed Housing is proposing 229 affordable rental apartments, maintaining the exterior aesthetic of the building; there will be no recognizable difference between the market rate condos and the affordable units. Substantial indoor/outdoor common area has been incorporated into the building's 7th and 9th floor decks to provide adequate amenities for families. As with the prior approvals, Burger King will retain the use of the ground floor when the building is completed. The project exceeded the parking requirements for the building, earning the support of Gary Smith of the San Diego Downtown Residents Group. Project will be heard by the CCDC Real Estate Committee September 5th and the Board on September 19th for funding approval. Mike Madigan made a motion to approve the project, seconded by Howard Greenberg. Board's vote was unanimous.

4) **East Village Business Improvement District - Presentation from Boardmember William Sauls**

William Sauls presented a map of the East Village BID and briefed the board and public on the ongoing discussions with the City. Some bylaw changes need to be made, which Mr. Sauls has agreed to do and present to the board at a later date for their approval.

5) **Approval of July Meeting Minutes**

Cynthia Morgan made a motion to approve, seconded by Lin Martin.

OVER

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Attachment B

Exhibit 27

Non-Action Items

6) **Guest Reports**

- a. CCDC Report – John Collum reported of a workshop with developers to redevelop Civic Center Plaza. At the next Board of Directors meeting the Monaco 15th & Commercial project, SMWM contract, 7th Market Project, and 10th & B building will be on the agenda.
- b. Clean & Safe Report – Will Berry discussed the ASR downtown and working with them to take down stickers and signs etc. Trees will be planted in conjunction with the Bay to Park link.

7) Adjourn: The meeting was adjourned at 6:30PM