



SAN DIEGO
HOUSING
COMMISSION

We're About People

San Diego Housing Commission (SDHC)
Resolution to Accept an Award of \$45 Million from the State of California
Housing and Community Development Infill Infrastructure Grant
Catalytic Qualifying Infill Area (IIGC) Program
Housing Authority of the City of San Diego Agenda Item #4
December 13, 2023

Jennifer Kreutter
Vice President, Multifamily Housing Finance
Real Estate Division



SDHC – IIGC

Introduction

- \$105 million available in Fiscal Year 2022-2023 from the State of California Department of Housing and Community Development (HCD):
 - \$90 Million for Large Jurisdictions
 - \$15 Million for Small Jurisdictions

Proposed Funding Minimum and Maximum Award Amounts			
Catalytic Qualifying Infill Area	Large Jurisdictions	Minimum	\$15 million
		Maximum	\$45 million
	Small Jurisdictions	Minimum	\$5 million
		Maximum	\$15 million



SDHC – IIGC

Introduction (Continued)

- HCD's two-stage application process:
 - Phase I: Eligible Applicants will provide a Concept Proposal on an HCD-provided form that was made publicly by December 29, 2022, with all proposals submitted by January 31, 2023.
 - Phase II: HCD released a Notice of Funding Availability detailing programmatic requirements, including specific scoring criteria.
 - All applicants deemed eligible in Phase I were invited to apply.
 - The NOFA guidelines were released on March 15, 2023, with all applications due to HCD by April 10, 2023.



SDHC – IIGC

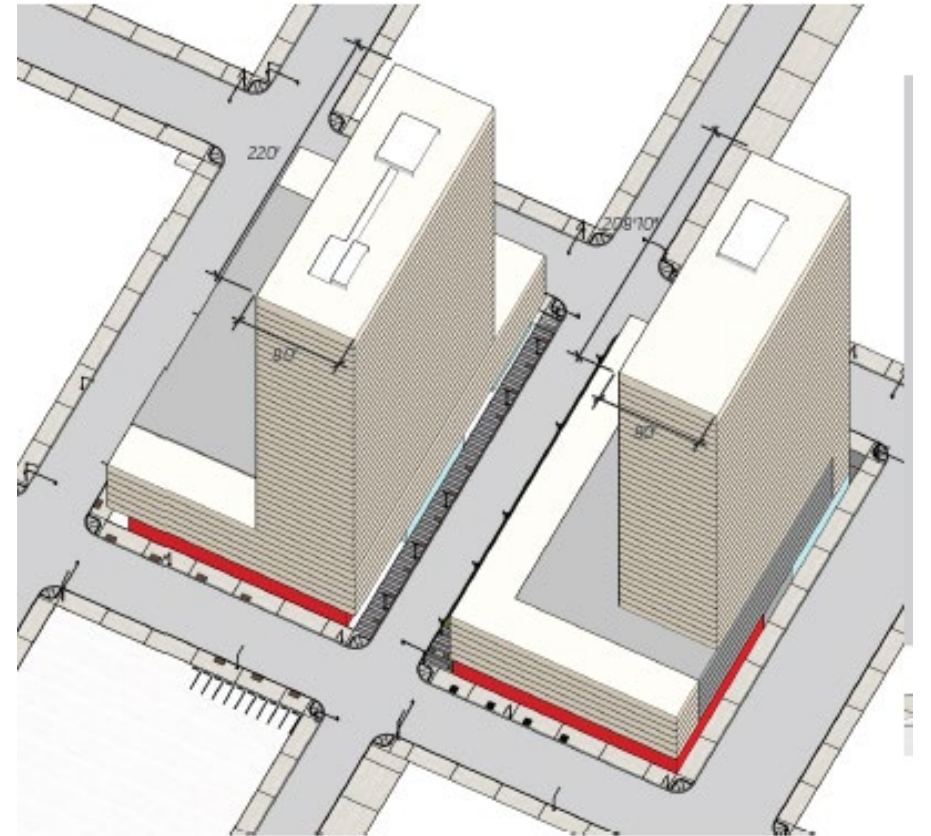
Awarded projects

- National CORE – Palm City Transit Village & Transforming and Advancing South County Transit Communities (TASC)
 - Address:
 - Site 1: 317 Cottonwood Drive and 210-240 S. Vista Avenue
 - Site 2: 125 Cypress Drive
 - Site 3: 2300 Palm Avenue
 - Number of affordable units: 583
 - AMI range: 30-80%



SDHC – IIGC Awarded projects (Continued)

- The Michaels Organization – 1350 Front Street
 - Address:
 - 345 West Ash Street
 - 1301 State Street
 - 1350 West Front Street
 - Number of affordable units: 631
 - AMI range: 50% to 120% AMI



SDHC – IIGC

Development Timeline

Milestone	Estimated Date
<ul style="list-style-type: none">• Housing Authority meeting• Execute HCD Standard Agreement	December 13, 2023 January 2024



SDHC – IIGC

Staff Recommendations

That the Housing Authority of the City of San Diego take the following actions:

- 1) Authorize the San Diego Housing Commission (Housing Commission) to accept and expend an amount not to exceed \$45 million in California Department of Housing and Community Development (HCD) Infill Infrastructure Grant Catalytic (IIGC) Qualifying Infill Area Program grant funds on behalf of the Housing Authority for the two projects awarded funding: Palm City Transit Village & Transforming & Advancing South County Transit Communities (TASC) and 1350 Front Street.
- 2) Authorize the Housing Commission's President and Chief Executive Officer, or designee, to enter into, execute and deliver to HCD an STD 213 Standard Agreement and all documents and instruments required or deemed necessary or appropriate to secure the IIGC Qualifying Infill Area Program grant funds from HCD and to participate in the program, in a form approved by General Counsel, and to take such actions as are necessary and/or appropriate to implement these approvals. Housing Commission staff will notify the Housing Authority and the City Attorney's Office about any subsequent amendments or modifications to the documents, and other required documents, including amendments to any documents.



Questions & Comments

