



SAN DIEGO
HOUSING
COMMISSION

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San Diego Housing Commission (SDHC)
Application for State of California Housing and Community Development
Infill Infrastructure Grant Catalytic Qualifying Infill Area (IIGC) Program
Presentation to the SDHC Board of Commissioners
April 6, 2023

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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



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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. The purpose of the Concept Proposal phase is two-fold:
 - To serve as a “demand survey” to inform HCD about the diversity, scale, needs and challenges of eligible Catalytic Qualifying Infill Areas (CQIA), and
 - To describe how the proposed CQIA meets or exceeds threshold criteria and program goals outlined by statute.
 - 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 Proposed Applications

- Projects SDHC proposes to submit on behalf of the Housing Authority: HCD has approved these projects in Phase I for Phase II submittal.
 - National CORE: Palm City Transit Village
 - The Michaels Group: 1350 Front Street
 - Regent Properties: 707 Broadway Tower
- Projects that SDHC submitted in Phase I that will not be submitted because HCD did not invite them to apply to Phase II:
 - Wakeland Housing Development Corporation: Salvation Army Rady Center



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Proposed Applications (Continued)

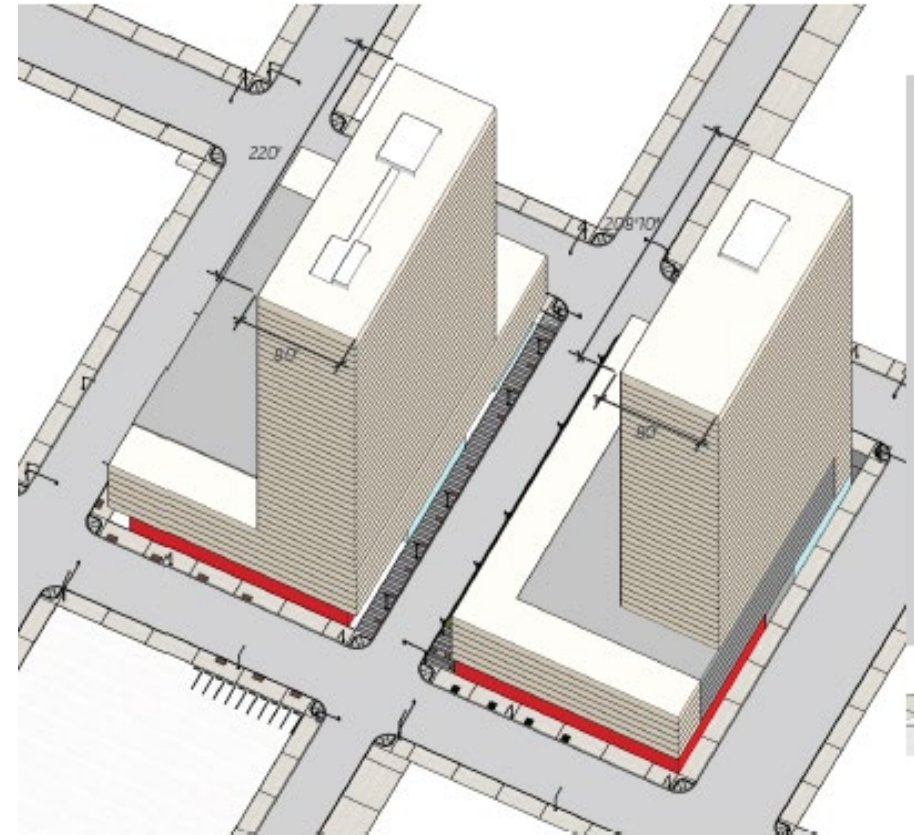
- National CORE – Palm City Transit Village & Transforming and Advancing South County Transit Communities
 - Address:
 - Site 1: 317 Cottonwood Drive and 210-240 S. Vista Avenue
 - Site 2: 125 Cypress Drive
 - Site 3: 2300 Palm Avenue
 - Number of affordable units: 583
 - AMI range: 30-80%



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Proposed Applications (Continued)

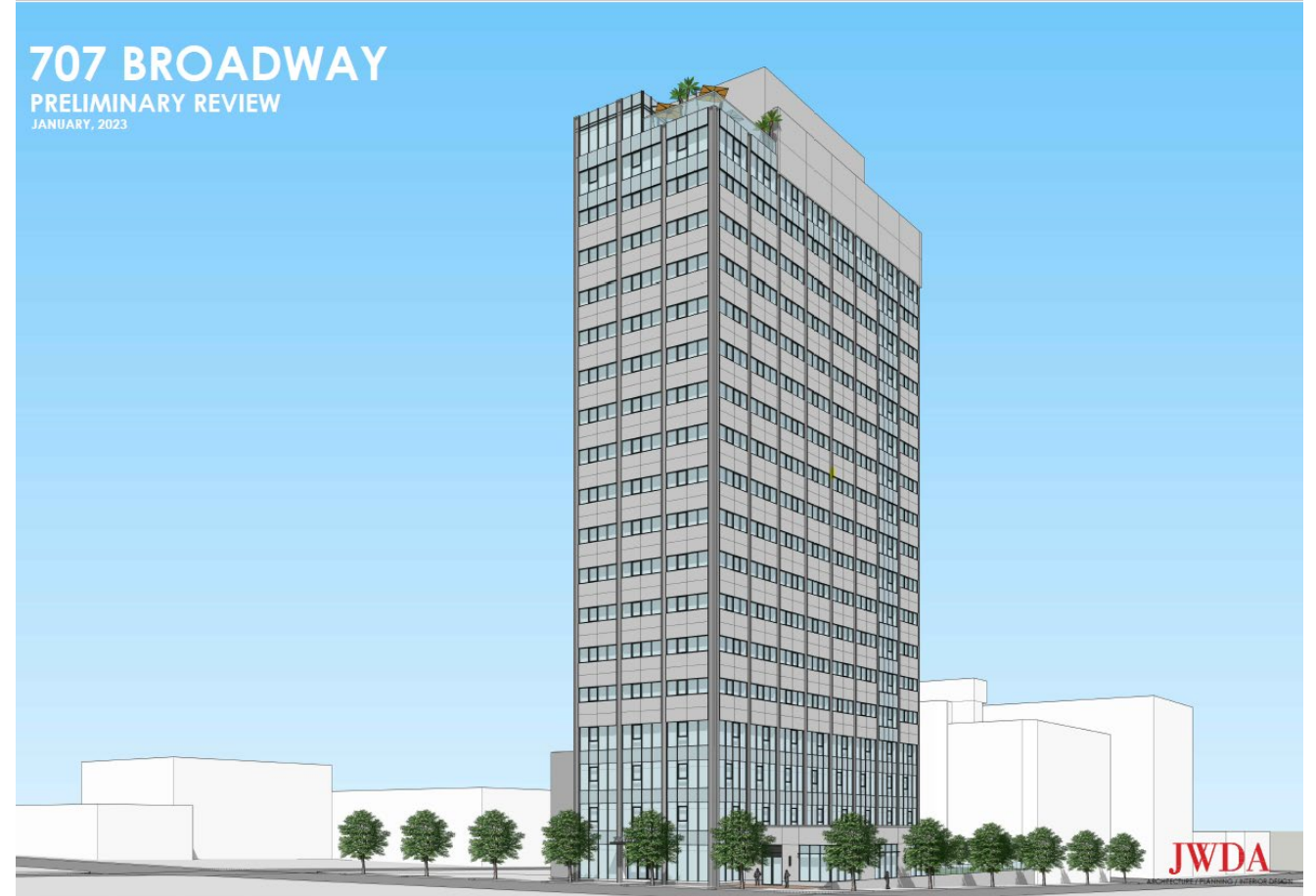
- The Michaels Group – 1350 Front Street
 - Address:
 - 345 West Ash Street
 - 1301 State Street
 - 1350 West Front Street
 - Number of proposed units: 1007
 - Number of affordable units: 597
 - AMI range: Up to 120% AMI



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Proposed Applications (Continued)

- Regent Properties – Home Tower
 - Address: 707 Broadway
 - Number of affordable units: 170
 - AMI range: TBD



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Proposed Applications (Continued)

- Grants will be made available as gap funding for infrastructure and adaptive reuse improvements necessary for specific residential or mixed-use infill developments.
- These items will be presented to the Housing Authority for consideration at a future date, after the NOFA is released and timing can be determined.



SDHC – IIGC Development Timeline

Milestone	Estimated Date
<ul style="list-style-type: none"> • HCD notifies SDHC of Phase II applications 	March 13, 2023
<ul style="list-style-type: none"> • HCD Phase II Application published on IIG website and Phase II Application Portal opens..... 	March 15, 2023
<ul style="list-style-type: none"> • Phase II Application due..... 	April 10, 2023
<ul style="list-style-type: none"> • HCD Releases Phase II NOFA Awards..... 	July 2023



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Staff Recommendations

That the SDHC Board of Commissioners (Board) take the following actions:

- 1) Authorize SDHC's President and Chief Executive Officer (President & CEO), or designee, to apply on behalf of the Housing Authority and any developer for maximum funding as outlined in the guidelines from the State of California's Infill Infrastructure Grant Catalytic Qualifying Infill Area (IIGC) Program in response to the Notice of Funding Availability (NOFA) that is anticipated to be issued in March 2023 and any subsequent NOFAs issued for affordable housing activities in the City of San Diego.
- 2) Authorize SDHC's President & CEO, or designee, to execute all documents and instruments that are necessary and/or appropriate to implement these approvals, in a form approved by General Counsel, and to take such actions as are necessary and/or appropriate to implement these approvals. SDHC 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

