

CDFA Brownfields Redevelopment Workshop

A Case Study: COMM 22, Mixed-Use, TOD

Brad Wiblin – Senior Vice President, BRIDGE Housing



COMM22

- Site Location



COMM22

- Site Vicinity



COMM22 – Today

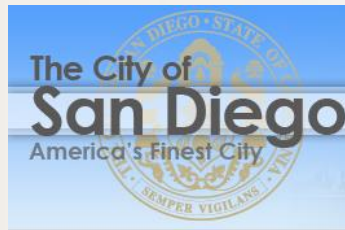


Complete: 130 Family units; 70 Senior units; ground floor retail shell space
Future Phases: 50 market-rate lofts + commercial; child care; 11 affordable for-sale townhomes

COMM22 – Site Conditions 1980s-2012



COMM22 – Development and Funding Partners



COMM22 – Site Plan



SITE A

Building 1A

- 10,000 sf Office Space
- 35 Market-Rate Lofts
- 6,000 sf Commercial/retail

Building 1

- 70 Affordable Senior Rental Units
- 4,500 sf Child Care Center

SITE B

Buildings 2&3

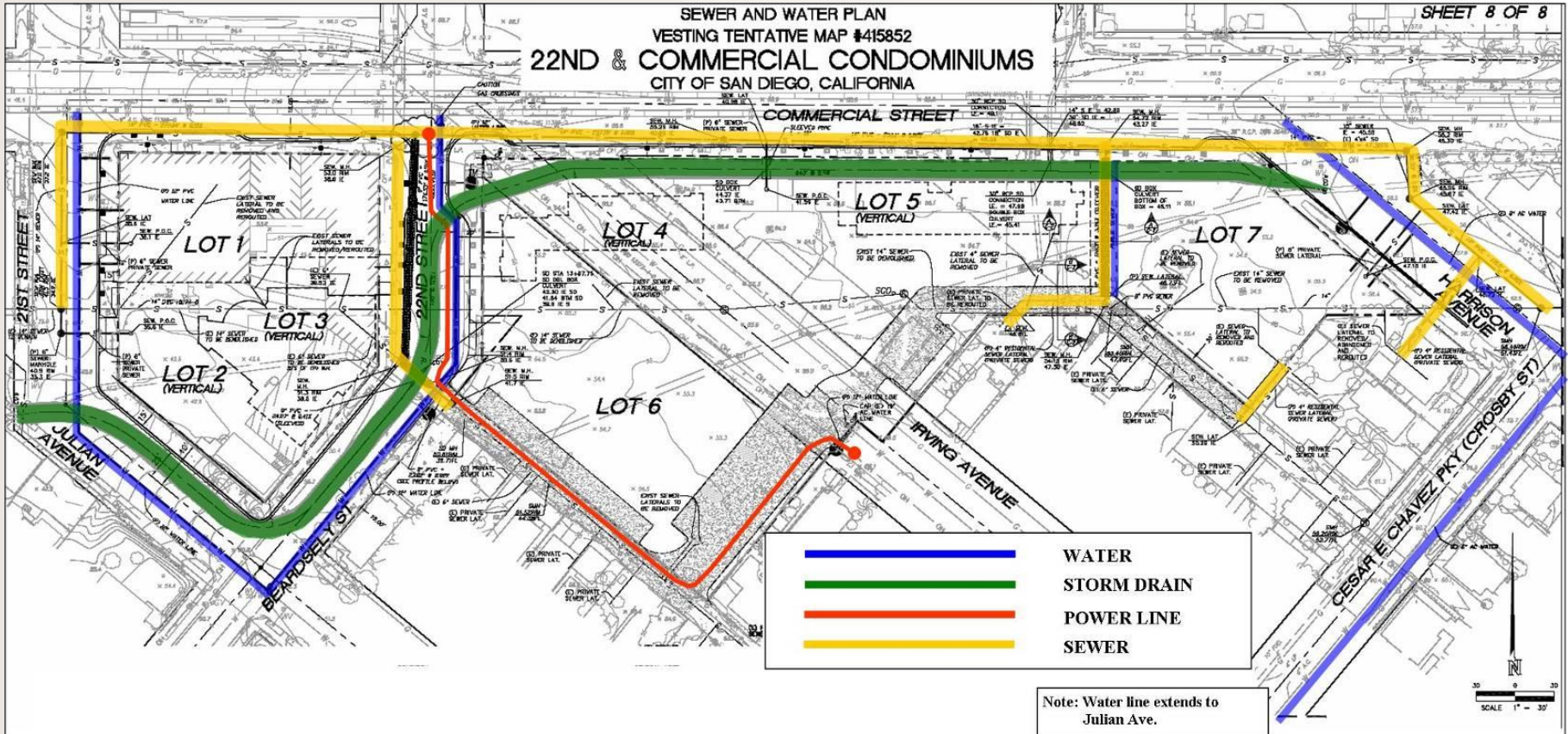
- 130 Affordable Family Rental Units
- 13,000 sf Retail/Commercial

SITE C

Building 4

- 17 For-Sale Townhomes

COMM22 – Infrastructure Relocation/Upgrades



COMM22 – Infrastructure Funding Sources

FUNDING SOURCE	ELIGIBLE COSTS	AMOUNT
HCD TOD Grant	Design, utility relocation, utility fees, demo	\$6,000,000
HCD IIG Grant	Design, utility relocation, utility fees, soil remediation; parking garage	\$9,680,000
CALReUSE Grant (CPCFA)	Export/disposal of contaminated soils	\$1,500,000
SANDAG Grant	Streetscape improvements	\$893,000
TOTAL		\$18,073,000

COMM22 - Infrastructure



Installation of New 8' x 4' Storm Drain Box Culvert

COMM22 - Infrastructure



Jack and Bore of 69kV Transmission Line Under MTS Trolley Tracks



AT&T Vault Installation

COMM22 – Excavation/Disposal of Contaminated Soils



COMM22 – Excavation/Disposal of Contaminated Soils



COMM22 – Family Housing Construction



COMM22 – Family Housing Construction



COMM22 – Senior Housing Construction



COMM22 – Senior Housing Construction



COMM22 – Family Housing



COMM22 – Family Housing



COMM22 – Site Photos



Paseo Courtyard



Commercial St. Retail



Childcare Playground at Victoria

COMM22 – Common Areas



COMM22 - Overview of Project Milestones

SDUSD Process

- SDUSD RFP issued for site 2003
- BRIDGE/MAAC selected 2004
- Lease Option negotiation/execution 2004-2005

Design/Entitlements

- Entitlement/Preliminary design process 2005-2007
- City Council approval of entitlements/preliminary design Dec. 2007
- State and other infrastructure grant funds – application/awards 2008
 - HCD Grants/loans; SANDAG grant; CALReUSE Grant

COMM22 - Overview of Project Milestones /cont.

Financing/Design/Construction

- Financial market/housing crisis 2008/2009
- State grant funds inaccessible; funding gap 2009/2010
- **Family Housing - Funding gap resolved, RDA financing secured** **June 24, 2011**
- Family Housing production drawings January 2012
- Senior Housing – HUD 202 Grant secured March 2012
- Senior Housing – Housing Commission funding secured June 2012
- **Infrastructure work commencement** **July 2012**
- Family Housing - Tax credits and bonds secured October 2012
- **Family Housing – Construction financing closing** **February 2013**
- Infrastructure work complete March 2013
- Family Housing – construction commencement April 2013
- **Senior Housing – closing/construction commencement** **October 2013**
- Family & Senior Housing - construction completion January 2015
- **Family & Senior Housing - Lease-up and occupancy** **Feb.-August 2015**
- **Market Rate Lofts; For-Sale Townhomes – construction** **Q3/Q4 2016 start**

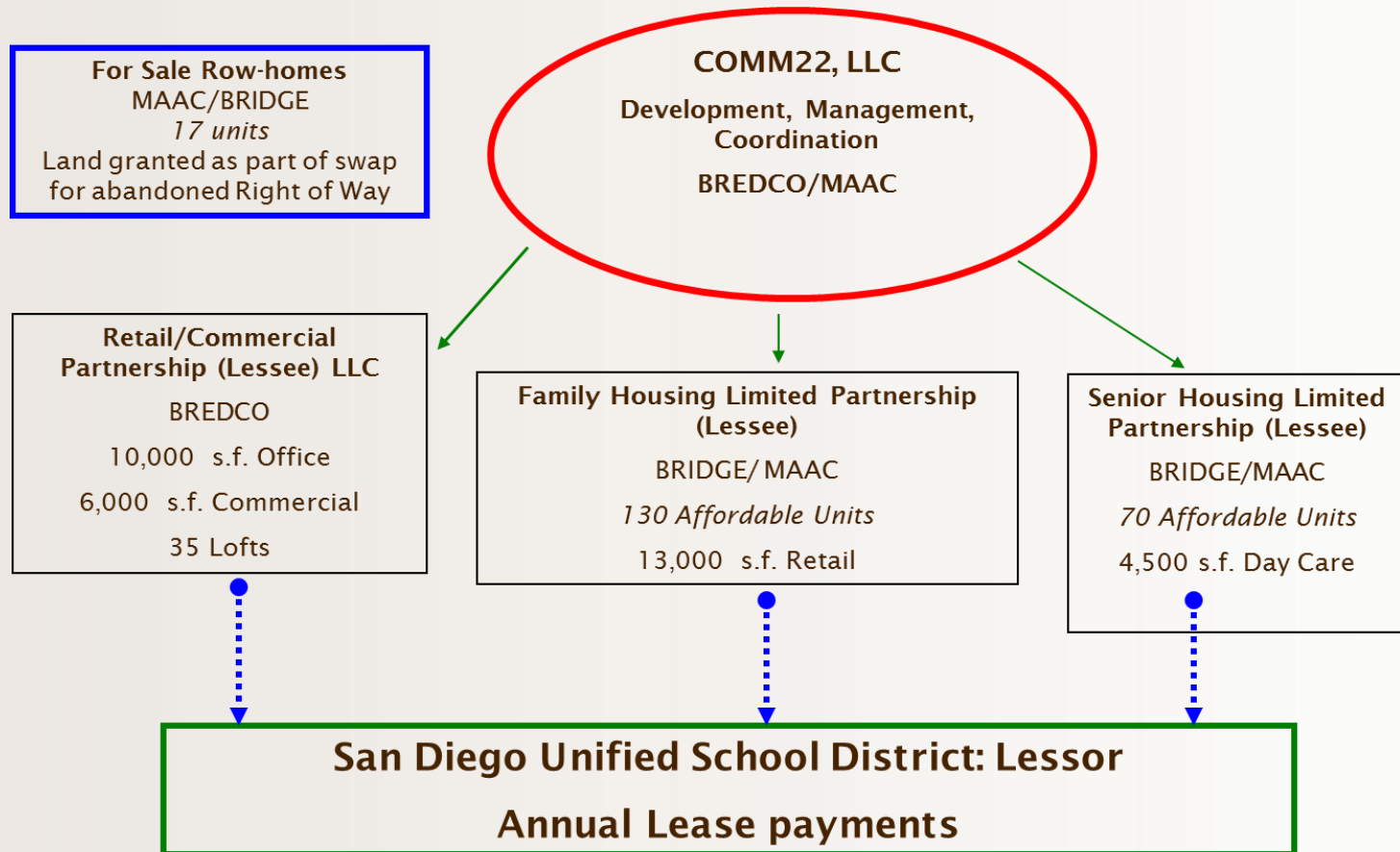
COMM22 – Community Outreach by BRIDGE/MAAC

Over 30 Community Meetings held by BRIDGE & MAAC (after RFP awarded)

- Southeastern San Diego Planning Committee
- Sherman Heights Revitalization Committee)
- BUHO Community Organization
- On-Site Community Meeting
- Bi-Lingual Community Meetings at Bronze Triangle CDC
- Door to Door w/Local Residents
- Free Internet Access and Computers at Chicano Perk and Ryan Bros.
- Art Project – “Eyes of Picasso”
- ULI Community Catalyst Award
- CalTrans Smart Growth Grant for Enhanced Pedestrian Amenities

Community Goals - affordable rental housing for families and seniors; retail and commercial uses; homeownership opportunities; community services

COMM22 – Project Structure



Organizational Structure

COMM22 – SDUSD Ground Lease

Ground Lease Option - COMM22, LLC

- Annual Lease Payment: \$300,000 for entire COMM22 site (3.45 ac); payment reduced by rent credit for improvements to the SDUSD land
 - Rent established based on market rate return on 2003 land valuation
- Three lease components: 65-year initial term, 25-year option terms
 - Family housing + retail
 - Senior housing + childcare
 - Live/work lofts, office, retail
- Option for each component can be executed separately; ground lease forms fully negotiated as part of Option. Prepayment of lease allowed.
- COMM22, LLC responsible for rezoning/entitlements, environmental remediation, infrastructure; rental credit in return
- For-sale townhome site - not part of ground lease; separate fee land equivalent to abandoned Irving St. right-of-way; District participation in sales proceeds

COMM22 Family Housing - Financing Sources

PERMANENT FUNDING SOURCES*	Project Total
Tax Credit Equity (4%) – Bank of America	\$21,178,000
Redevelopment Agency Loan	\$9,255,000
State and Local Grants - Prop 1C TOD & IIG; CALReUSE, SANDAG	\$12,019,000
Prop 1C TOD Rental Housing Loan	\$7,150,000
Permanent Loan – Bank of America	\$2,100,000
MHSA Loan	\$1,462,000
San Diego Housing Commission Loan	\$500,000
Deferred Developer Fee	\$488,000
TOTAL	\$54,152,000

*Costs, sources still being finalized – subject to change

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