



**CALEXICO CITY COUNCIL/CALEXICO REDEVELOPMENT SUCCESSOR  
AGENCY/CALEXICO FINANCING AUTHORITY  
SPECIAL MEETING AGENDA**

**City of Calexico  
Fernando "Nene" Torres Council Chambers  
608 Heber Avenue  
Calexico, California  
[www.calexico.ca.gov](http://www.calexico.ca.gov)**

**Tuesday, September 23, 2014  
5:30 P.M.**

**Council Members**

**John M. Moreno, Mayor/Chairman  
Joong S. Kim, Mayor Pro Tem/Vice Chair  
Luis J. Castro, Councilman  
Bill Hodge, Councilman  
Maritza Hurtado, Councilwoman**

**City Clerk**

**Gabriela T. Garcia**

**Interim City Manager**

**Richard N. Warne**

**City Attorney**

**Jennifer M. Lyon**

**City Treasurer**

**John T. Quinn**

**Next City Ordinance Number: 1157  
Next City Resolution Number: 2014-74**

**CALL TO ORDER**

Call to Order and Attendance.  
Pledge of Allegiance.  
Approval of the Agenda.

**PUBLIC COMMENTS AND PUBLIC APPEARANCES**

**NOTE: (Not to Exceed 3 Minutes):** This is the time for the public to address the Council on any item on the special meeting agenda. The Mayor will recognize you and when you come to the microphone, please state your name and place of residence for the record. While members of the public are encouraged to participate, it is unlawful to disturb or delay the Council meeting with personal or slanderous remarks. Please direct your questions and comments to the City Council.

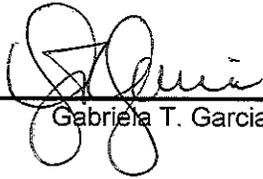
**DISCUSSION AND POTENTIAL ACTION ITEMS**

1. CDBG Program Income Waiver - Villa Primavera Terms of Loan Agreement.

## ADJOURNMENT

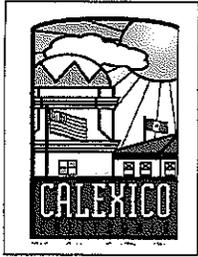
It is the intention of the City of Calexico to comply with the Americans with Disabilities Act in all respects. If you are a person with a disability who requires a disability-related modification or accommodation in order to participate in a meeting, including auxiliary aids or services, please request such modification or accommodation from the City Clerk at (760) 768-2102. Notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements to assure accessibility to the meeting. Please advise us at the time whether you will require accommodations to participate in meetings on a regular basis. Any person affected by any application on this agenda may submit their concerns in writing prior to the meeting or appear in person and be heard in support or opposition to the proposal at the time the matter is considered on the agenda. The staff reports, applications and environmental documents may be viewed at either the office of the office of the City Clerk, 608 Heber Avenue from 8:30 a.m. until 5:30 p.m. Monday through Thursday, except legal holidays. Telephone inquiries may be made at (760) 768-2102. If you challenge any agenda issue in court, you may be limited to raising only those issues that you or someone else raised at the public meeting described in this notice, or in written correspondence delivered to the City of Calexico at, or prior to, the public meeting.

This notice of agenda is hereby certified to have been posted on or before 11:00 a.m., September 22, 2014.



Gabriela T. Garcia, City Clerk

11:00am / 9/22/2014  
Time/Date



# AGENDA STAFF REPORT

**DATE:** September 23, 2014

**TO:** Mayor and City Council

**PREPARED BY:** Teri Nava, Housing Manager *TN*

**APPROVED BY:** Richard N. Warne, Interim City Manager *RN*

**SUBJECT:** CDBG Program Income Waiver – Villa Primavera Terms of Loan Agreement

=====

## **Recommendation:**

Staff is recommending City Council approval of a \$600,000 Community Development Block Grant Program (CDBG) Program Income (PI) waiver and Resolution to be used for land acquisition for Villa Primavera, a 48 unit affordable family development. This will be a secured loan with similar terms as the previously awarded HOME loan; 55 years with 3.5% interest. This loan is a junior lien and must follow the senior lien loan terms.

## **Background:**

The City of Calexico receives PI from a variety of different sources in prior CDBG funded activities. The City has approximately \$1,300,000 in PI that the State of California Department of Housing and Community Development (HCD) actively monitors the jurisdictions (City of Calexico) to ensure that it is used or returned to the State.

The State CDBG Program allows for jurisdictions to apply for PI Waivers as an allowable expense from these funds. Once the jurisdiction approves the waiver it is then submitted to the State CDBG Program Representative and Manager for final approval.

## **Discussion & Analysis:**

Villa Primavera is 48 unit multi-family development that received funding commitments from the HCD HOME program, the Multi-Family Housing Program, Federal Tax Credits, and State Tax Credits. The development is scheduled to start construction in October and be completed mid-Summer 2015. The CDBG PI funds will fill the gap in the financing, thereby allowing this project to proceed.

This will provide numerous construction jobs as well as much needed affordable housing units for the City of Calexico. The project will also provide approximately \$1.0 million to the general fund thru development fees, business licenses, permit fees and inspections fees.

**Fiscal Impact:**

\$600,000 from the Program Income Fund

**Coordinated With:**

State CDBG Program

**Attachment:**

None





**Chelsea Investment Corporation Developments in Calexico, CA**

Development Name	Address	# of Units	Type	COO	TDC	HOME	USDA	RDA	AHP	Permit & Impact Fees	Annual Water	Annual Sewer
Calexico Family Apartments	2301 Meadows	80	Family	2002	\$ 10,350,976			\$ 400,000	\$ 600,000	\$ 927,462	\$ 23,405	\$ 37,471
Villa de las Flores	2201 Meadows Road	80	Senior	2000	\$ 8,021,156				\$ 800,000	\$ 430,523	\$ 22,189	\$ 37,014
El Quintero	444 Rockwood	54	Senior	2012	\$ 8,593,253	\$ 5,000,000			\$ 530,000	\$ 753,042	\$ 15,007	\$ 24,676
Rivera I & II	2151 Rockwood Avenue	134	Senior	1993/94								
Villa del Sol	1080 Meadow Drive	52	Family	2011	\$ 10,829,689		\$ 4,584,000			\$ 1,039,869	\$ 14,744	\$ 25,137
Villa Dorada	1081 Meadow Drive	80	Family	2006	\$ 15,743,814	\$ 3,400,000	\$ 5,000,000			\$ 789,622	\$ 23,719	\$ 39,769
De Anza Hotel	233 East 4th Street	94	Senior		\$ 6,500,000						\$ 27,303	\$ 46,917
<b>TOTAL Completed</b>		<b>574</b>			<b>\$ 60,038,888</b>	<b>\$ 8,400,000</b>	<b>\$ 9,584,000</b>	<b>\$ 400,000</b>	<b>\$ 1,930,000</b>	<b>\$ 3,940,518</b>	<b>\$ 126,367</b>	<b>\$ 210,984</b>
Villa Primavera		48	Family		\$ 13,282,396	\$ 4,500,000				\$ 881,519		