



**CITY OF SAN DIMAS  
MINUTES  
SAN DIMAS REDEVELOPMENT AGENCY MEETING  
TUESDAY, JULY 28, 2009  
COUNCIL CHAMBERS  
245 E. BONITA AVENUE**

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**PRESENT:**

Chairman Curtis W. Morris  
Vice Chairman Denis Bertone  
Mr. Emmett G. Badar  
Mr. John Ebiner  
Mr. Jeffrey W. Templeman  
Executive Director Blaine Michaelis  
Agency Attorney Ken Brown  
Secretary Ina Rios  
Assistant City Manager Ken Duran  
Director of Public Works Krishna Patel  
Director of Parks and Recreation Theresa Bruns

**ABSENT:**

Assistant City Manager of Community Development Larry Stevens

**CALL TO ORDER**

Chairman Morris called the meeting to order at 8:50 p.m.

**ORAL COMMUNICATIONS** (*This is the time set aside for members of the audience to address the Board. Speakers are limited to three minutes.*)

There were no speakers.

**PUBLIC HEARING**

- 1) **BONITA CANYON GATEWAY AFFORDABLE HOUSING INCENTIVES** – Northwest corner of East Bonita Avenue and San Dimas Canyon Road. Related Files: DPRB 09-20 (Retail), DPRB 09-21 (Residential), Tentative Tract Map 69609, MCTA 09-01. APN: 8390-013-010, 8390-013-011, 8390-013-012. **Applicant:** VCH-San Dimas Company, LLC

Executive Director Michaelis said the project was approved at 120 units with an assistance package of \$1.862 million. He pointed out that when a City Redevelopment Agency makes a contribution toward a project for affordability, there are covenants financially requiring the developer to grant a certain number of units for affordability requirements for a period of 55 years. Mr. Michaelis said the redesigned request is to consider 20% affordability requirement with an assistance package of \$3.634 million that applies the same level of assistance to the new project. He said staff prepared a forecast analysis of Redevelopment housing set aside monies that would come in over the foreseeable future and the potential expenditures housing set aside could go toward. He said if the Agency desired to have additional credits for affordable housing, moving from 15% to 20% affordable requirement, there could be funds available from the forecast of monies, especially since this money would be paid at occupancy, 18-24 months from now. The recommendation of 15% is acceptable to the Developer.

Mr. Michaelis explained that when the Redevelopment Agency formed, a portion of property taxes paid in the project area would go toward the Redevelopment Agency as a funding source for redevelopment projects. By law, 20% of every dollar must be spent on affordable projects and cannot be spent for any other purpose or activity.

Mr. Michaelis responded to the Board that approximately \$90,000 in housing set aside funds could be generated from this project; he is comfortable with the forecast and they should be able to meet the priority and cost effective housing projects in the near future.

Chairman Morris said if the funds are not spent within the specified time limit, the Agency would be required to give back to the County the housing set aside monies. He asked if the project is approved at up to 20% affordability, and the developer decides they want to complete 15% affordable units, can the project be approved between 15% and 20%. Agency Attorney Brown replied yes.

**Tom deRegt**, VCH, said the flexibility would be welcome. He said the decision to come forward with 20% was capital markets, the uncertainty of take-out markets, and permanent financing. He suggested that Mr. Brown structure the requirement subject to the issuance of building permits.

Mr. Ebner asked if approving more affordable units would affect other projects such as the Grove Station project in the next five years.

In response to Mr. Ebner, Mr. Michaelis commented that City of Industry housing set aside funds are available on a competitive basis and USA Properties agreed to apply for those funds for the Grove Station project. He added that if those funds are awarded, USA may come back with a different approach that may involve more City of Industry funds or a different source rather than a direct contribution from the San Dimas Redevelopment Agency. He said approving the additional \$1 million could affect the forecast and future projects, however, if any one of these projects becomes infeasible, the Agency would have to find another place to spend those set aside funds.

Chairman Morris felt the Bonita Canyon Gateway project is a much preferable affordable housing project.

It was moved by Mr. Ebner, seconded by Mr. Bertone, to approve \$3.634 million toward providing between 24 to 32 affordable units (15%-20%) subject to the time at which building permits are issued; a density bonus; reduction in site development standards; and a parking reduction incentive. The motion carried unanimously.

#### **APPROVAL OF MINUTES**

It was moved by Mr. Templeman, seconded by Mr. Ebner, to approve the minutes of the July 14, 2009 meeting. The motion carried unanimously.

#### **EXECUTIVE DIRECTOR**

There were no comments.

#### **MEMBERS OF THE AGENCY**

There were no comments.

#### **ADJOURNMENT**

Chairman Morris adjourned the meeting at 9:14 p.m.

Respectfully submitted,

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Ina Rios, Secretary