



Exclusive Negotiating Agreement (ENA) with JHC Acquisitions LLC for the Development of Surplus Land Act Site 12 for Affordable Housing

Presented by:
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Recommendation

It is recommended that the Mayor and City Council of San Bernardino, California

1. Approve the Exclusive Negotiating Agreement (ENA) between the City of San Bernardino and JHC Acquisitions LLC, an affiliate of Jamboree Housing Corporation, a California non-profit public benefit corporation, for the development of approximately 3.5 acres of city-owned surplus land, known as site 12, for affordable housing; and
2. Authorize the City Manager, Deputy City Manager, or designee to execute the ENA, along with any subsequent amendments, extensions, and other necessary documents to complete the transaction.



Exclusive Negotiating Agreement

The purpose of the City and JHC Acquisitions LLC entering into the Exclusive Negotiating Agreement (ENA) is to establish a two-year period to negotiate the terms and conditions for the proposed project outlined in a future Disposition and Development Agreement. This includes discussion on the potential lease or acquisition of the property, financing, design, construction, operation, and maintenance of the proposed project.

Upon completion of negotiations, staff will return at a later date to present a Disposition and Development Agreement (DDA) for the City Council's consideration and approval. As part of the DDA, staff intends to recommend that the Mayor and City Council support the project by donating Site 12 properties, comprising 16 individual parcels, to Jamboree for the development of affordable housing. Additionally, staff will also propose allocating HUD-Federal HOME Reinvestment Program (HOME) funding for the project and will present a HOME Funding Commitment Agreement for approval.



Site Overview

- Site 12 consists of 16 individual parcels totaling approximately 3.5 acres of city-owned surplus land.
- The blue highlighted parcel located at the top right of the site is not part of the proposed development and is privately owned and occupied.
- The green highlighted parcel is included as part of the proposed site plan. Jamboree is actively pursuing acquisition from the private property owner.
- An appraisal of the site's value is currently underway, and the findings will be included in the official recommendation presented to the Council for consideration at a future date.





Proposed Development & Affordability

The proposed 101-unit development will feature three-story walk-up apartments, detailed as follows:

- Phase 1:
 - (2) one-bedroom units
 - (24) two-bedroom units
 - (25) three-bedroom units
 - (1) unrestricted manager's unit
- Phase 2:
 - (2) one-bedroom units
 - (24) two-bedroom units,
 - (24) three-bedroom units
 - (1)unrestricted manager's unit
- Community room and Kitchen
- Computer lounge
- Basketball Court
- Swimming Pool
- Tot-lot

HUD 2024 Adjusted Home Income Limits
(Gross Income)

AMI	1 Person	2 Persons	3 Persons	4 Persons	5 Persons	6 Persons
30%	\$21,550	\$24,600	\$27,700	\$30,750	\$33,250	\$35,700
50%	\$35,900	\$41,000	\$46,100	\$51,250	\$55,350	\$59,450
60%	\$43,080	\$49,200	\$55,320	\$61,500	\$66,420	\$71,340
80%	\$57,400	\$65,600	\$73,800	\$82,000	\$88,600	\$95,150

Secured Resident Parking

Phase 1 Laundry

Gated Vehicular Access,
Typical

Maintenance & Utility
Room

Phase 1 Leasing &
Amenity

N. Meridian Avenue.

5th Street West.

Phase 2 Leasing &
Amenity

Maintenance & Utility
Room

Basketball Court

Tuck-under Parking

Shared Access Drive
for Neighbor

3-Story, Affordable
Walk Up Apartment
Building, Typical

Additional Parking
Opportunity

On Street Parking

Existing
Development
Not A Part

Phase 2 Laundry

Trash Enclosure,
Typical





Rooftop Solar Panels

Tot-Lot

Additional Parking
Opportunity

Gated Vehicular Access,
Typical

Tuck-under Parking

Rooftop Solar Panels

Basketball Court

Trash Enclosure



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Questions?