

Tammy Cloud-McMinn

From: Council Internet Email
Sent: Tuesday, October 15, 2024 8:25 AM
To: City Clerk
Subject: FW: Outrageous City Salary Increases
Attachments: Application 20-047.pdf

All Receive - Agenda Item # 1
For the Information of the:
CITY COUNCIL
Date 10/15/24 CA CC
CM ACM DCM (3)

From: Denis Jensen <denis.jensen@gmail.com>

Sent: Monday, October 14, 2024 11:27 AM

To: Keith Blackburn <keith.blackburn@carlsbadca.gov>; Melanie Burkholder <melanie.burkholder@carlsbadca.gov>; Priya Bhat-Patel <priya.bhat-patel@carlsbadca.gov>; Carolyn Luna <carolyn.luna@carlsbadca.gov>; Teresa Acosta <teresa.acosta@carlsbadca.gov>; Council Internet Email <council@carlsbadca.gov>

Cc: Gregory Day <Greg@gregday4carlsbad.com>; Lara Benusis <ibenusis@yahoo.com>; Mark Packard <marbon812@gmail.com>; Tracy Carmichael <whatzuptlc@yahoo.com>; Teri Jacobs <tjacobs86@pacbell.net>; michaelajd <michaelajd@yahoo.com>; Matt Hall <mhall4046@gmail.com>; Lauren Ladda <laurenladda@gmail.com>; Raul Villamar <estodoaboutme@aol.com>; Dee Dee Rowlett <deedee.rowlett@gmail.com>; Jeffrey Yuen <Jeffrey.Yuen@sdcounty.ca.gov>; Alanna Trimble <alannalt@yahoo.com>; Greg@gregday4carlsbad.com; Momophd Momofphd <momofphd@gmail.com>; Tyler Collins <tyler@collinsforcarlsbad.com>; kevinshin27@gmail.com; Supervisor Jim Desmond <jim.desmond@sdcounty.ca.gov>; Mike Curtin <mike@curtinforcarlsbad.com>; Dorian Hargrove <DHargrove1@cbs8.com>; Steve Puterski <steve.puterski@gmail.com>; Bianco, Rachel <Rachel.bianco@10news.com>; Justin Cox <Justin.Cox@10news.com>; philip.diehl@sduniontribune.com; bakerstacey2016@gmail.com; Paula Yokoyama <pj.yokoyama@gmail.com>; greersleight@gmail.com; Chris@solutionsforchange.org; meameemer@gmail.com; davezulick@gmail.com; ann welton <annie13035@yahoo.com>; Carl Gehring <cwgehring78@gmail.com>; Andrea Ryon <aryon58@gmail.com>; nikicoates@gmail.com; Stacey Boyer <staceylboyer@gmail.com>; jacqueline Barnhill <lasbonitas@yahoo.com>; Kelly Kelly <kelly.leberthon12@gmail.com>; Mary Huber <marymurphyhuber@gmail.com>; Krisha Markowicz <krisha2700@yahoo.com>; Christine Smoczynski <chris_enhls@yahoo.com>; jhawks2@sbcglobal.net; George Corrales <geocorrales@gmail.com>; Ryan King <ryanbking83@gmail.com>; Mary Estrada <mary.estrada01@gmail.com>; CJohnston <carlyfjohnston@gmail.com>; Julie Christopher <juliechris77@gmail.com>; Tyler Carter <tccarter@gmail.com>; Matt Krepelin <matt.krepelin@gmail.com>; HeatherandJustin Nash <justinandheathernash@gmail.com>; Ace Hauling & Demolition <acehauling2000@gmail.com>; Allyson P Davis <allypace@gmail.com>; Crystal Brynildsen <otbycrystal@gmail.com>; Jennifer George <jennygeorgell@gmail.com>; LUIGI P <astrojupiter.2000@gmail.com>; scott tibbets <stibbets1@gmail.com>; shari mirkin <sharimirkin@gmail.com>; Cherise Hurlburt <cheriseangelle@me.com>; Jim Ahearn <jim@jsahearn.com>; Chris Peters <chris.cpeters@gmail.com>; Mike Kalscheur <mkalscheur@mpre-inc.com>; Kristina Lima <kristinalima@yahoo.com>; Jeremiah Patton <jeremiahpatton@gmail.com>; Shannon Everett <skeverett@yahoo.com>; Frank Temple <fjtemple@gmail.com>; Austin Borders <austinsborders@gmail.com>; Brad Sivert <bradsivert@gmail.com>; Judy OConnor <crwfvoterreg@gmail.com>; Mark <mwsteffen@yahoo.com>; Bekah P <tobiasnbekah@gmail.com>; LeeAnne Scherer <leeanemcscherer@gmail.com>; Sherrie <ottergran@yahoo.com>; Roco Nasirpour <roco9@aol.com>; Khara Stevens <kharastevens@gmail.com>; Brock Maclean <brock.maclean@gmail.com>; heitchew <heitchew@aol.com>; Julia Darling <jvdarling24@gmail.com>; Lois Swagerty <loisswag@hotmail.com>; seth haller <sethhaller@gmail.com>

Subject: Outrageous City Salary Increases

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The City Attorney seems to have denied Carlsbad's State Constitutional right to vote on low income housing for Windsor Pointe, later claiming "Our restrictions restrict 24 units, which is less than 49% and the remaining units are not restricted". However the developer's bond application confirms a 100% low income restriction, as attached. As per former Mayor Matt Hall and City Council meeting transcripts, both positions neglected to inform voters nor the City Council of this homeless facility's irreparable 55 year obligation nor it's No Place Like Home requirement that imports homeless with serious criminal offenses from other parts of the County. In addition to what is now approaching 1,000 expensive first responder needs in just two years, we are literally importing homeless from downtown San Diego while voters see the same Carlsbad homeless sleeping on our park benches as before.

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Sincerely,
Denis Jensen

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THE CALIFORNIA DEBT LIMIT ALLOCATION COMMITTEE
February 18, 2020
Staff Report
REQUEST FOR A QUALIFIED PRIVATE ACTIVITY BOND ALLOCATION FOR A
QUALIFIED RESIDENTIAL RENTAL PROJECT

Prepared by: Chee Thao Yang

Applicant:	California Municipal Finance Authority
Allocation Amount Requested:	Tax-exempt: \$15,202,647
Project Information:	Name: Windsor Pointe Project Address: 965, 967 Oak Avenue; 3606, 3618, 3630 Harding Street Project City, County, Zip Code: Carlsbad, San Diego, 92008
Project Sponsor Information:	Name: Carlsbad Veteran Housing, LP (AHG Windsor Pointe, LLC; NEXUS For Affordable Housing, Inc.) Principals: James Silverwood & Nicki Cometa for AHG Windsor Pointe, LLC; Gina Onweiler for Nexus Property Management Company: Solari Enterprise, Inc.
Project Financing Information:	Bond Counsel: Jones Hall, A Professional Law Corporation Private Placement Purchaser: JPMorgan Chase Bank, N.A. Cash Flow Permanent Bond: Not Applicable Public Sale: Not Applicable Underwriter: Not Applicable Credit Enhancement Provider: Not Applicable Rating: Not Applicable TEFRA Noticing Date: January 2, 2020 TEFRA Adoption Date: January 14, 2020
Description of Proposed Project:	State Ceiling Pool: General Total Number of Units: 50 Manager's Units: 2 Unrestricted Type: New Construction Population Served: Family/Special Needs

Windsor Pointe Apartments is a new construction, special needs housing project located in Carlsbad on a combined total of 0.97-acre site. The project consists of 48 restricted rental units and 2 unrestricted manager units. The project will have 24 studio units, 16 one-bedroom units, 8 two-bedroom units and 2 three-bedroom units. The buildings at both sites will be three-stories. Common amenities include management offices, a community space, a case manager's office, a computer room and laundry facilities at each site. Each unit will have central heating and air, carpet, ceiling fan, refrigerator, stove/oven, dishwasher and disposal at each site. There will be a total of 47 parking spaces provided between both sites. The project will be pursuing GreenPoint Rated Program. Green features include solar photovoltaic and water-wise technologies throughout the buildings.. The construction is expected to begin in June 2020 and be completed in July 2021.

Description of Public Benefits:

Percent of Restricted Rental Units in the Project: 100%
60% (29 units) restricted to 50% or less of area median income households.
40% (19 units) restricted to 60% or less of area median income households.
Unit Mix: Studio, 1, 2 & 3 bedrooms

The proposed project will be receiving service amenity points.

Term of Restrictions:

Income and Rent Restrictions: 55 years

Details of Project Financing:

Estimated Total Development Cost: \$ 33,147,928
Estimated Hard Costs per Unit: \$ 228,914 (\$11,445,724 /50 units including mgr. units)
Estimated per Unit Cost: \$ 662,959 (\$33,147,928 /50 units including mgr. units)
Allocation per Unit: \$ 304,053 (\$15,202,647 /50 units including mgr. units)
Allocation per Restricted Rental Unit: \$ 316,722 (\$15,202,647 /48 restricted units)

Sources of Funds:	<u>Construction</u>	<u>Permanent</u>
Tax-Exempt Bond Proceeds	\$ 15,202,647	\$ 0
LIH Tax Credit Equity	\$ 9,950,175	\$ 14,214,536
Deferred Costs	\$ 4,170,105	\$ 0
No Place Like Home COSR	\$ 0	\$ 4,875,000
City of Carlsbad Commitment #1 Loan	\$ 3,825,000	\$ 4,250,000
City of Carlsband Commitment #2 Loan	\$ 0	\$ 4,543,392
No Place Like Hom Loan	\$ 0	\$ 5,265,000
Total Sources	\$ 33,147,927	\$ 33,147,928

Uses of Funds:	
Land Cost/Acquisition	\$ 4,345,791
Relocation	\$ 331,000
New Construction	\$ 14,596,752
Contractor Overhead & Profit	\$ 350,000
Architectural Fees	\$ 700,000
Survey and Engineering	\$ 250,000
Construction Interest and Fees	\$ 1,085,000
Permanent Financing	\$ 505,438
Legal Fees	\$ 185,000
Reserves	\$ 5,679,000
Appraisal	\$ 15,000
Hard Cost Contingency	\$ 1,053,000
Local Development Impact Fees	\$ 750,000
Other Project Costs (Soft Costs, Marketing, etc.)	\$ 801,947
Developer Costs	\$ 2,500,000
Total Uses	\$ 33,147,928

Analyst Comments:

This project is considered a high cost per unit project. The Project Sponsor cited that the location of the project, which is located in a historic beach community, is a factor in the high cost. It is also in close proximity to I-5 which requires the project to be restricted to certain requirements. Parking is also to be provided per the City's instructions given the population and tourism in the area. The project will include a concrete podium on the ground floor to accommodate parking. The parking garage on the ground floor restricts the space available for additional units. The Project Sponsor also cites the land acquisition cost as higher than would normally be included in the budget for a 50-unit affordable housing development. Additionally, the project has experienced some financing delays that have increased the carrying costs considerably. Further, nearly half of the units are designed as single resident occupancy units and there will be 16 additional one-bedroom units included. This results in higher costs due primarily to the ratio of bathrooms and kitchens to number of units. Finally, the project is required to pay prevailing wages, per the County of San Diego's funding requirements.

Legal Questionnaire:

The Staff has reviewed the Applicant's responses to the questions contained in the Legal Status portion of the application. No information was disclosed to question the financial viability or legal integrity of the Applicant.

Total Points:

119.0 out of 145 [See Attachment A]

Recommendation:

Staff recommends that the Committee approves \$15,202,647 in tax-exempt bond allocation.

ATTACHMENT A

EVALUATION SCORING:

Point Criteria	Maximum Points Allowed for Non-Mixed Income Projects	Maximum Points Allowed for Mixed Income Projects	Points Scored
Preservation Project	20	20	0
Exceeding Minimum Income Restrictions:	35	15	35
Exceeding Minimum Rent Restrictions [Allowed if 10 pts not awarded above in Preservation Project]	[10]	[10]	10
Gross Rents	5	5	5
Large Family Units	5	5	0
Leveraging	10	10	10
Community Revitalization Area	5	5	0
Site Amenities	10	10	10
Service Amenities	10	10	10
New Construction or Substantial Renovation	10	10	10
Sustainable Building Methods	10	10	9
Forgone Eligible Developer Fee (Competitive Allocation Process Only)	10	10	10
Minimum Term of Restrictions (Competitive Allocation Process Only)	10	10	10
Negative Points (No Maximum)	-10	-10	0
Total Points	145	125	119

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From: Paula Yokoyama <pj.yokoyama@gmail.com>
Sent: Monday, October 14, 2024 12:00 PM
To: Denis Jensen <denis.jensen@gmail.com>
Cc: Keith Blackburn <keith.blackburn@carlsbadca.gov>; Melanie Burkholder <melanie.burkholder@carlsbadca.gov>; Priya Bhat-Patel <priya.bhat-patel@carlsbadca.gov>; Carolyn Luna <carolyn.luna@carlsbadca.gov>; Teresa Acosta <teresa.acosta@carlsbadca.gov>; Council Internet Email <council@carlsbadca.gov>; Gregory Day <Greg@gregday4carlsbad.com>; Lara Benusis <ibenusis@yahoo.com>; Mark Packard <marbon812@gmail.com>; Tracy Carmichael <whatzuptlc@yahoo.com>; Teri Jacobs <tjacobs86@pacbell.net>; michaelajd <michaelajd@yahoo.com>; Matt Hall <mhall4046@gmail.com>; Lauren Ladda <laurenladda@gmail.com>; Raul Villamar <estodoaboutme@aol.com>; Dee Dee Rowlett <deedee.rowlett@gmail.com>; Jeffrey Yuen <Jeffrey.Yuen@sdcounty.ca.gov>; Alanna Trimble <alannalt@yahoo.com>; Momophd Momofphd <momofphd@gmail.com>; Tyler Collins <tyler@collinsforcarlsbad.com>; kevinshin27@gmail.com; Supervisor Jim Desmond <jim.desmond@sdcounty.ca.gov>; Mike Curtin <mike@curtinforcarlsbad.com>; Dorian Hargrove <DHargrove1@cbs8.com>; Steve Puterski <steve.puterski@gmail.com>; Bianco, Rachel <Rachel.bianco@10news.com>; Justin Cox <Justin.Cox@10news.com>; philip.diehl@sduniontribune.com; bakerstacey2016@gmail.com; greersleight@gmail.com; Chris@solutionsforchange.org; meameemer@gmail.com; davezulick@gmail.com; ann welton <annie13035@yahoo.com>; Carl Gehring <cwgehring78@gmail.com>; Andrea Ryon <aryon58@gmail.com>; nikicoates@gmail.com; Stacey Boyer <staceylboyer@gmail.com>; jacqueline Barnhill <lasbonitas@yahoo.com>; Kelly Kelly <kelly.leberthon12@gmail.com>; Mary Huber <marymurphyhuber@gmail.com>; Krisha Markowicz <krisha2700@yahoo.com>; Christine Smoczynski <chris_enhls@yahoo.com>; jhawks2@sbcglobal.net; George Corrales <geocorrales@gmail.com>; Ryan King <ryanbking83@gmail.com>; Mary Estrada <mary.estrada01@gmail.com>; CJohnston <carlyfjohnston@gmail.com>; Julie Christopher <juliechris77@gmail.com>; Tyler Carter <ttcarter@gmail.com>; Matt Krepelin <matt.krepelin@gmail.com>; HeatherandJustin Nash <justinandheathernash@gmail.com>; Ace Hauling & Demolition <acehauling2000@gmail.com>; Allyson P Davis <allypace@gmail.com>; Crystal Brynildsen <otbycrystal@gmail.com>; Jennifer George <jennygeorgell@gmail.com>; LUIGI P <astrojupiter.2000@gmail.com>; scott tibbets <stibbets1@gmail.com>; shari mirkin <sharimirkin@gmail.com>; Cherise Hurlburt <cheriseangelle@me.com>; Jim Ahearn <jim@jsahearn.com>; Chris Peters <chris.cpeters@gmail.com>; Mike Kalscheur <mkalscheur@mpre-inc.com>; Kristina Lima <kristinalima@yahoo.com>; Jeremiah Patton <jeremiahpatton@gmail.com>; Shannon Everett <skeverett@yahoo.com>; Frank Temple <fjtemple@gmail.com>; Austin Borders <austinsborders@gmail.com>; Brad Sivert <bradsivert@gmail.com>; Judy OConnor <crwfvoterreg@gmail.com>; Mark <mwsteffen@yahoo.com>; Bekah P <tobiasnbekah@gmail.com>; LeeAnne Scherer <leannemcscherer@gmail.com>; Sherrie <ottergran@yahoo.com>; Roco Nasirpour <roco9@aol.com>; Khara Stevens <kharastevens@gmail.com>; Brock Maclean <brock.maclean@gmail.com>; heitchew <heitchew@aol.com>; Julia Darling <jvdarling24@gmail.com>; Lois Swagerty <loisswag@hotmail.com>; seth haller <sethhaller@gmail.com>
Subject: Re: Outrageous City Salary Increases

Shameful money grubbing greedy people.They don't deserve it. They are already getting too much.Paula Yokoyama

On Mon, Oct 14, 2024 at 11:27 AM Denis Jensen <denis.jensen@gmail.com> wrote:

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I did write an email to all of the council/mayor. It's absolutely disgusting.

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Sent: Monday, October 14, 2024 7:24 PM

To: 'Paula Yokoyama' <pj.yokoyama@gmail.com>; 'Denis Jensen' <denis.jensen@gmail.com>

Cc: Keith Blackburn <keith.blackburn@carlsbadca.gov>; Melanie Burkholder <melanie.burkholder@carlsbadca.gov>; Priya Bhat-Patel <priya.bhat-patel@carlsbadca.gov>; Carolyn Luna <carolyn.luna@carlsbadca.gov>; Teresa Acosta <teresa.acosta@carlsbadca.gov>; Council Internet Email <council@carlsbadca.gov>; 'Gregory Day' <Greg@gregday4carlsbad.com>; 'Lara Benusis' <ibenusis@yahoo.com>; 'Mark Packard' <marbon812@gmail.com>; 'Tracy Carmichael' <whatzuptlc@yahoo.com>; 'Teri Jacobs' <tjacobs86@pacbell.net>; 'michaelajd' <michaelajd@yahoo.com>; 'Matt Hall' <mhall4046@gmail.com>; 'Lauren Ladda' <laurenladda@gmail.com>; 'Raul Villamar' <estodoaboutme@aol.com>; 'Dee Dee Rowlett' <deedee.rowlett@gmail.com>; 'Jeffrey Yuen' <Jeffrey.Yuen@sdcounty.ca.gov>; 'Alanna Trimble' <alannalt@yahoo.com>; 'Momophd Momofphd' <momofphd@gmail.com>; 'Tyler Collins' <tyler@collinsforcarlsbad.com>; kevinshin27@gmail.com; 'Supervisor Jim Desmond' <jim.desmond@sdcounty.ca.gov>; 'Mike Curtin' <mike@curtinforcarlsbad.com>; 'Dorian Hargrove' <DHargrove1@cbs8.com>; 'Steve Puterski' <steve.puterski@gmail.com>; 'Bianco, Rachel' <Rachel.bianco@10news.com>; 'Justin Cox' <Justin.Cox@10news.com>; philip.diehl@sduniontribune.com; bakerstacey2016@gmail.com; greersleight@gmail.com; Chris@solutionsforchange.org; meameemer@gmail.com; davezulick@gmail.com; 'ann welton' <annie13035@yahoo.com>; 'Carl Gehring' <cwgehring78@gmail.com>; 'Andrea Ryon' <aryon58@gmail.com>; 'Stacey Boyer' <staceylboyer@gmail.com>; 'jacqueline Barnhill' <lasbonitas@yahoo.com>; 'Kelly Kelly' <kelly.leberthon12@gmail.com>; 'Mary Huber' <marymurphyhuber@gmail.com>; 'Krisha Markowicz' <krisha2700@yahoo.com>; 'Christine Smoczynski' <chris_enhls@yahoo.com>; jhawks2@sbcglobal.net; 'George Corrales' <geocorrales@gmail.com>; 'Ryan King' <ryanbking83@gmail.com>; 'Mary Estrada' <mary.estrada01@gmail.com>; 'CJohnston' <carlyfjohnston@gmail.com>; 'Julie Christopher' <juliechris77@gmail.com>; 'Tyler Carter' <tccarter@gmail.com>; 'Matt Krepelin' <matt.krepelin@gmail.com>; 'HeatherandJustin Nash' <justinandheathernash@gmail.com>; 'Ace Hauling & Demolition' <acehauling2000@gmail.com>; 'Allyson P Davis' <allypace@gmail.com>; 'Crystal Brynildsen' <otbycrystal@gmail.com>; 'Jennifer George' <jennygeorgell@gmail.com>; 'LUIGI P' <astrojupiter.2000@gmail.com>; 'scott tibbets' <stibbets1@gmail.com>; 'shari mirkin' <sharimirkin@gmail.com>; 'Cherise Hurlburt' <cheriseangelle@me.com>; 'Jim Ahearn' <jim@jsahearn.com>; 'Chris Peters' <chris.cpeters@gmail.com>; 'Mike Kalscheur' <mkalscheur@mpre-inc.com>; 'Kristina Lima' <kristinalima@yahoo.com>; 'Jeremiah Patton' <jeremiahpatton@gmail.com>; 'Shannon Everett' <skeverett@yahoo.com>; 'Frank Temple' <fjtemple@gmail.com>; 'Austin Borders' <austinsborders@gmail.com>; 'Brad Sivert' <bradsivert@gmail.com>; 'Judy OConnor' <crwfvoterreg@gmail.com>; 'Mark' <mwsteffen@yahoo.com>; 'Bekah P' <tobiasnbekah@gmail.com>; 'LeeAnne Scherer' <leeanemcscherer@gmail.com>; 'Sherrie' <ottergran@yahoo.com>; 'Roco Nasirpour' <roco9@aol.com>; 'Khara Stevens' <kharastevens@gmail.com>; 'Brock Maclean' <brock.maclean@gmail.com>; 'heitchew' <heitchew@aol.com>; 'Julia Darling' <jvdarling24@gmail.com>; 'Lois Swagerty' <loisswag@hotmail.com>; 'seth haller' <sethhaller@gmail.com>

Subject: RE: Outrageous City Salary Increases

How did the salaries ever get to that point? Niki Coates

From: Paula Yokoyama <pj.yokoyama@gmail.com>

Sent: Monday, October 14, 2024 12:00 PM

To: Denis Jensen <denis.jensen@gmail.com>

Cc: keith.blackburn@carlsbadca.gov; Melanie Burkholder <melanie.burkholder@carlsbadca.gov>; Priya Bhat-Patel <priya.bhat-patel@carlsbadca.gov>; carolyn.luna@carlsbadca.gov; teresa.acosta@carlsbadca.gov; council@carlsbadca.gov; Gregory Day <Greg@gregday4carlsbad.com>; Lara Benusis <ibenusis@yahoo.com>; Mark Packard <marbon812@gmail.com>; Tracy Carmichael <whatzuptlc@yahoo.com>; Teri Jacobs <tjacobs86@pacbell.net>; michaelajd <michaelajd@yahoo.com>; Matt Hall <mhall4046@gmail.com>; Lauren Ladda <laurenladda@gmail.com>; Raul Villamar <estodoaboutme@aol.com>; Dee Dee Rowlett <deedee.rowlett@gmail.com>; Jeffrey Yuen <Jeffrey.Yuen@sdcounty.ca.gov>; Alanna Trimble <alannalt@yahoo.com>; Momophd Momofphd <momofphd@gmail.com>; Tyler Collins <tyler@collinsforcarlsbad.com>; kevinshin27@gmail.com; Supervisor Jim Desmond <jim.desmond@sdcounty.ca.gov>; Mike Curtin <mike@curtinforcarlsbad.com>; Dorian Hargrove <DHargrove1@cbs8.com>; Steve Puterski <steve.puterski@gmail.com>; Bianco, Rachel <Rachel.bianco@10news.com>; Justin Cox <Justin.Cox@10news.com>; philip.diehl@sduniontribune.com; bakerstacey2016@gmail.com; greersleight@gmail.com; Chris@solutionsforchange.org; meameemer@gmail.com; davezulick@gmail.com; ann welton <annie13035@yahoo.com>; Carl Gehring <cwgehring78@gmail.com>; Andrea Ryon <aryon58@gmail.com>; nikicoates@gmail.com; Stacey Boyer <staceylboyer@gmail.com>; jacqueline Barnhill <lasbonitas@yahoo.com>; Kelly Kelly <kelly.leberthon12@gmail.com>; Mary Huber <marymurphyhuber@gmail.com>; Krisha Markowicz <krisha2700@yahoo.com>; Christine Smoczynski <chris_enhls@yahoo.com>; jhawks2@sbcglobal.net; George Corrales <geocorrales@gmail.com>; Ryan King <ryanbking83@gmail.com>; Mary Estrada <mary.estrada01@gmail.com>; CJohnston <carlyjohnston@gmail.com>; Julie Christopher <juliechris77@gmail.com>; Tyler Carter <ttcarter@gmail.com>; Matt Krepin <matt.krepin@gmail.com>; HeatherandJustin Nash <justinandheathernash@gmail.com>; Ace Hauling & Demolition <acehauling2000@gmail.com>; Allyson P Davis <allypace@gmail.com>; Crystal Brynildsen <otbycrystal@gmail.com>; Jennifer George <jennygeorgell@gmail.com>; LUIGI P <astrojupiter.2000@gmail.com>; scott tibbets <stibbets1@gmail.com>; shari mirkin <sharimirkin@gmail.com>; Cherise Hurlburt <cheriseangelle@me.com>; Jim Ahearn <jim@isahearn.com>; Chris Peters <chris.cpeters@gmail.com>; Mike Kalscheur <mkalscheur@mpre-inc.com>; Kristina Lima <kristinalima@yahoo.com>; Jeremiah Patton <jeremiahpatton@gmail.com>; Shannon Everett <skeverett@yahoo.com>; Frank Temple <fjtemple@gmail.com>; Austin Borders <austinsborders@gmail.com>; Brad Sivert <bradsivert@gmail.com>; Judy OConnor <crwfvoterreg@gmail.com>; Mark <mwsteffen@yahoo.com>; Bekah P <tobiasnbekah@gmail.com>; LeeAnne Scherer <leeannemcscherer@gmail.com>; Sherrie <ottergran@yahoo.com>; Roco Nasirpour <roco9@aol.com>; Khara Stevens <kharastevens@gmail.com>; Brock Maclean <brock.maclean@gmail.com>; heitchew <heitchew@aol.com>; Julia Darling <jvdarling24@gmail.com>; Lois Swagerty <loisswag@hotmail.com>; seth haller <sethhaller@gmail.com>

Subject: Re: Outrageous City Salary Increases

Shameful money grubbing greedy people.They don't deserve it. They are already getting too much.Paula Yokoyama

On Mon, Oct 14, 2024 at 11:27 AM Denis Jensen <denis.jensen@gmail.com> wrote:

Carlsbad City Council,

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As I've discussed with many on this thread, I just returned from an extended stay in New York City and did not experience a fraction of the homeless and vagrant issues we experience daily at our local District 1 parks, playgrounds and in the Village. Downtown Carlsbad is turning into Los Angeles and yet these key positions are up for a raise. I'm of the opinion that while Carlsbad voters struggle with increasing expenses at every level (thanks for the waste removal rate hike, Acosta and Bhat-Patel) that we should not be rewarding failure with salaries that already approach vulgar levels.

The City Manager has plummeted previous City budget surpluses and has spent what I'm told is \$98,214 of grants per Carlsbad homeless, only to have our number of homeless *increase* 87%. The City is a big fan of vague "outreach" and "wraparound services" but it sounds more like these funds have been squandered.

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Until we stop the Los Angelesization of Carlsbad, I request we stop financially rewarding poor performance.

@Greg Day, does Teresa Acosta reward failure?

Sincerely,
Denis Jensen

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Tammy Cloud-McMinn

From: Council Internet Email
Sent: Tuesday, October 15, 2024 9:26 AM
To: City Clerk
Subject: FW: Outrageous City Salary Increases

From: nikicoates@gmail.com <nikicoates@gmail.com>

Sent: Monday, October 14, 2024 7:24 PM

To: 'Paula Yokoyama' <pj.yokoyama@gmail.com>; 'Denis Jensen' <denis.jensen@gmail.com>

Cc: Keith Blackburn <Keith.Blackburn@carlsbadca.gov>; Melanie Burkholder <Melanie.Burkholder@carlsbadca.gov>; Priya Bhat-Patel <Priya.Bhat-Patel@CarlsbadCA.gov>; Carolyn Luna <Carolyn.Luna@carlsbadca.gov>; Teresa Acosta <Teresa.Acosta@carlsbadca.gov>; Council Internet Email <CityCouncil@carlsbadca.gov>; 'Gregory Day' <Greg@gregday4carlsbad.com>; 'Lara Benusis' <ibenusis@yahoo.com>; 'Mark Packard' <marbon812@gmail.com>; 'Tracy Carmichael' <whatzuptlc@yahoo.com>; 'Teri Jacobs' <tjacobs86@pacbell.net>; 'michaelajd' <michaelajd@yahoo.com>; 'Matt Hall' <mhall4046@gmail.com>; 'Lauren Ladda' <laurenladda@gmail.com>; 'Raul Villamar' <estodoaboutme@aol.com>; 'Dee Dee Rowlett' <deedee.rowlett@gmail.com>; 'Jeffrey Yuen' <Jeffrey.Yuen@sdcountry.ca.gov>; 'Alanna Trimble' <alannalt@yahoo.com>; 'Momophd Momofphd' <momofphd@gmail.com>; 'Tyler Collins' <tyler@collinsforcarlsbad.com>; kevinshin27@gmail.com; 'Supervisor Jim Desmond' <jim.desmond@sdcountry.ca.gov>; 'Mike Curtin' <mike@curtinforcarlsbad.com>; 'Dorian Hargrove' <DHargrove1@cbs8.com>; 'Steve Puterski' <steve.puterski@gmail.com>; 'Bianco, Rachel' <Rachel.bianco@10news.com>; 'Justin Cox' <Justin.Cox@10news.com>; philip.diehl@suniontribune.com; bakerstacey2016@gmail.com; greersleight@gmail.com; Chris@solutionsforchange.org; meameemer@gmail.com; davezulick@gmail.com; 'ann welton' <annie13035@yahoo.com>; 'Carl Gehring' <cwgehring78@gmail.com>; 'Andrea Ryon' <aryon58@gmail.com>; 'Stacey Boyer' <staceylboyer@gmail.com>; 'jacqueline Barnhill' <lasbonitas@yahoo.com>; 'Kelly Kelly' <kelly.leberthon12@gmail.com>; 'Mary Huber' <marymurphyhuber@gmail.com>; 'Krisha Markowicz' <krisha2700@yahoo.com>; 'Christine Smoczynski' <chris_enhls@yahoo.com>; jhawks2@sbcglobal.net; 'George Corrales' <geocorrales@gmail.com>; 'Ryan King' <ryanbking83@gmail.com>; 'Mary Estrada' <mary.estrada01@gmail.com>; 'CJohnston' <carlyfjohnston@gmail.com>; 'Julie Christopher' <juliechris77@gmail.com>; 'Tyler Carter' <tccarter@gmail.com>; 'Matt Krepelin' <matt.krepelin@gmail.com>; 'HeatherandJustin Nash' <justinandheathernash@gmail.com>; 'Ace Hauling & Demolition' <acehauling2000@gmail.com>; 'Allyson P Davis' <allypace@gmail.com>; 'Crystal Brynildsen' <otbycrystal@gmail.com>; 'Jennifer George' <jennygeorgell@gmail.com>; 'LUIGI P' <astrojupiter.2000@gmail.com>; 'scott tibbets' <stibbets1@gmail.com>; 'shari mirkin' <sharimirkin@gmail.com>; 'Cherise Hurlburt' <cheriseangelle@me.com>; 'Jim Ahearn' <jim@jsahearn.com>; 'Chris Peters' <chris.cpeters@gmail.com>; 'Mike Kalscheur' <mkalscheur@mpre-inc.com>; 'Kristina Lima' <kristinalima@yahoo.com>; 'Jeremiah Patton' <jeremiahpatton@gmail.com>; 'Shannon Everett' <skeverett@yahoo.com>; 'Frank Temple' <fjtemple@gmail.com>; 'Austin Borders' <austinsborders@gmail.com>; 'Brad Sivert' <bradsivert@gmail.com>; 'Judy OConnor' <crwfvoterreg@gmail.com>; 'Mark' <mwsteffen@yahoo.com>; 'Bekah P' <tobiasnbekah@gmail.com>; 'LeeAnne Scherer' <leeannemcscherer@gmail.com>; 'Sherrie' <ottergran@yahoo.com>; 'Roco Nasirpour' <roco9@aol.com>; 'Khara Stevens' <kharastevens@gmail.com>; 'Brock Maclean' <brock.maclean@gmail.com>; 'heitchew' <heitchew@aol.com>; 'Julia Darling' <jvdarling24@gmail.com>; 'Lois Swagerty' <loisswag@hotmail.com>; 'seth haller' <sethhaller@gmail.com>

Subject: RE: Outrageous City Salary Increases

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Sent: Monday, October 14, 2024 12:00 PM
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Subject: FW: Outrageous City Salary Increases

From: Momofphd Momofphd <momofphd@gmail.com>
Sent: Monday, October 14, 2024 1:06 PM
To: Paula Yokoyama <pj.yokoyama@gmail.com>
Cc: Denis Jensen <denis.jensen@gmail.com>; Keith Blackburn <Keith.Blackburn@carlsbadca.gov>; Melanie Burkholder <Melanie.Burkholder@carlsbadca.gov>; Priya Bhat-Patel <Priya.Bhat-Patel@CarlsbadCA.gov>; Carolyn Luna <Carolyn.Luna@carlsbadca.gov>; Teresa Acosta <Teresa.Acosta@carlsbadca.gov>; Council Internet Email <CityCouncil@carlsbadca.gov>; Gregory Day <Greg@gregday4carlsbad.com>; Lara Benusis <ibenusis@yahoo.com>; Mark Packard <marbon812@gmail.com>; Tracy Carmichael <whatzuptlc@yahoo.com>; Teri Jacobs <tjacobs86@pacbell.net>; michaelajd <michaelajd@yahoo.com>; Matt Hall <mhall4046@gmail.com>; Lauren Ladda <laurenladda@gmail.com>; Raul Villamar <estodoaboutme@aol.com>; Dee Dee Rowlett <deedee.rowlett@gmail.com>; Jeffrey Yuen <Jeffrey.Yuen@sdcounty.ca.gov>; Alanna Trimble <alannalt@yahoo.com>; Tyler Collins <tyler@collinsforcarlsbad.com>; kevinshin27@gmail.com; Supervisor Jim Desmond <jim.desmond@sdcounty.ca.gov>; Mike Curtin <mike@curtinforcarlsbad.com>; Dorian Hargrove <DHargrove1@cbs8.com>; Steve Puterski <steve.puterski@gmail.com>; Bianco, Rachel <Rachel.bianco@10news.com>; Justin Cox <Justin.Cox@10news.com>; philip.diehl@sduniontribune.com; bakerstacey2016@gmail.com; greersleight@gmail.com; Chris@solutionsforchange.org; meameeemer@gmail.com; davezulick@gmail.com; ann welton <annie13035@yahoo.com>; Carl Gehring <cwgehring78@gmail.com>; Andrea Ryon <aryon58@gmail.com>; nikicoates@gmail.com; Stacey Boyer <staceylboyer@gmail.com>; jacqueline Barnhill <lasbonitas@yahoo.com>; Kelly Kelly <kelly.leberthon12@gmail.com>; Mary Huber <marymurphyhuber@gmail.com>; Krisha Markowicz <krisha2700@yahoo.com>; Christine Smoczynski <chris_enhls@yahoo.com>; jhawks2@sbcglobal.net; George Corrales <geocorrales@gmail.com>; Ryan King <ryanbking83@gmail.com>; Mary Estrada <mary.estrada01@gmail.com>; CJohnston <carlyfjohnston@gmail.com>; Julie Christopher <juliechris77@gmail.com>; Tyler Carter <ttcarter@gmail.com>; Matt Krepelin <matt.krepelin@gmail.com>; HeatherandJustin Nash <justinandheathernash@gmail.com>; Ace Hauling & Demolition <acehauling2000@gmail.com>; Allyson P Davis <allypace@gmail.com>; Crystal Brynildsen <otbycrystal@gmail.com>; Jennifer George <jennygeorgell@gmail.com>; LUIGI P <astrojupiter.2000@gmail.com>; scott tibbets <stibbets1@gmail.com>; shari mirkin <sharimirkin@gmail.com>; Cherise Hurlburt <cheriseangelle@me.com>; Jim Ahearn <jim@jsahearn.com>; Chris Peters <chris.cpeters@gmail.com>; Mike Kalscheur <mkalscheur@mpre-inc.com>; Kristina Lima <kristinalima@yahoo.com>; Jeremiah Patton <jeremiahpatton@gmail.com>; Shannon Everett <skeverett@yahoo.com>; Frank Temple <fjtemple@gmail.com>; Austin Borders <austinsborders@gmail.com>; Brad Sivert <bradsivert@gmail.com>; Judy OConnor <crwfvoterreg@gmail.com>; Mark <mwsteffen@yahoo.com>; Bekah P <tobiasnbekah@gmail.com>; LeeAnne Scherer <leannemcscherer@gmail.com>; Sherrie <ottergran@yahoo.com>; Roco Nasirpour <roco9@aol.com>; Khara Stevens <kharastevens@gmail.com>; Brock Maclean <brock.maclean@gmail.com>; heitchew <heitchew@aol.com>; Julia Darling <jvdarling24@gmail.com>; Lois Swagerty <loisswag@hotmail.com>; seth haller <sethhaller@gmail.com>
Subject: Re: Outrageous City Salary Increases

I did write an email to all of the council/mayor. It's absolutely disgusting.

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@Greg Day, does Teresa Acosta reward failure?

Sincerely,
Denis Jensen

Tammy Cloud-McMinn

From: Council Internet Email
Sent: Tuesday, October 15, 2024 9:27 AM
To: City Clerk
Subject: FW: Outrageous City Salary Increases

From: Paula Yokoyama <pj.yokoyama@gmail.com>
Sent: Monday, October 14, 2024 12:00 PM
To: Denis Jensen <denis.jensen@gmail.com>
Cc: Keith Blackburn <Keith.Blackburn@carlsbadca.gov>; Melanie Burkholder <Melanie.Burkholder@carlsbadca.gov>; Priya Bhat-Patel <Priya.Bhat-Patel@CarlsbadCA.gov>; Carolyn Luna <Carolyn.Luna@carlsbadca.gov>; Teresa Acosta <Teresa.Acosta@carlsbadca.gov>; Council Internet Email <CityCouncil@carlsbadca.gov>; Gregory Day <Greg@gregday4carlsbad.com>; Lara Benusis <ibenusis@yahoo.com>; Mark Packard <marbon812@gmail.com>; Tracy Carmichael <whatzuptlc@yahoo.com>; Teri Jacobs <tjacobs86@pacbell.net>; michaelajd <michaelajd@yahoo.com>; Matt Hall <mhall4046@gmail.com>; Lauren Ladda <laurenladda@gmail.com>; Raul Villamar <estodoaboutme@aol.com>; Dee Dee Rowlett <deedee.rowlett@gmail.com>; Jeffrey Yuen <Jeffrey.Yuen@sdcounty.ca.gov>; Alanna Trimble <alannalt@yahoo.com>; Momophd Momofphd <momofphd@gmail.com>; Tyler Collins <tyler@collinsforcarlsbad.com>; kevinshin27@gmail.com; Supervisor Jim Desmond <jim.desmond@sdcounty.ca.gov>; Mike Curtin <mike@curtinforcarlsbad.com>; Dorian Hargrove <DHargrove1@cbs8.com>; Steve Puterski <steve.puterski@gmail.com>; Bianco, Rachel <Rachel.bianco@10news.com>; Justin Cox <Justin.Cox@10news.com>; philip.diehl@sduniontribune.com; bakerstacey2016@gmail.com; greersleight@gmail.com; Chris@solutionsforchange.org; meameemer@gmail.com; davezulick@gmail.com; ann welton <annie13035@yahoo.com>; Carl Gehring <cwgehring78@gmail.com>; Andrea Ryon <aryon58@gmail.com>; nikicoates@gmail.com; Stacey Boyer <staceylboyer@gmail.com>; jacqueline Barnhill <lasbonitas@yahoo.com>; Kelly Kelly <kelly.leberthon12@gmail.com>; Mary Huber <marymurphyhuber@gmail.com>; Krisha Markowicz <krisha2700@yahoo.com>; Christine Smoczynski <chris_enhls@yahoo.com>; jhawks2@sbcglobal.net; George Corrales <geocorrales@gmail.com>; Ryan King <ryanbking83@gmail.com>; Mary Estrada <mary.estrada01@gmail.com>; CJohnston <carlyfjohnston@gmail.com>; Julie Christopher <juliechris77@gmail.com>; Tyler Carter <ttcarter@gmail.com>; Matt Krepelin <matt.krepelin@gmail.com>; HeatherandJustin Nash <justinandheathernash@gmail.com>; Ace Hauling & Demolition <acehauling2000@gmail.com>; Allyson P Davis <allypace@gmail.com>; Crystal Brynildsen <otbycrystal@gmail.com>; Jennifer George <jennygeorgell@gmail.com>; LUIGI P <astrojupiter.2000@gmail.com>; scott tибbets <stibbets1@gmail.com>; shari mirkin <sharimirkin@gmail.com>; Cherise Hurlburt <cheriseangelle@me.com>; Jim Ahearn <jim@jsahearn.com>; Chris Peters <chris.cpeters@gmail.com>; Mike Kalscheur <mkalscheur@mpre-inc.com>; Kristina Lima <kristinalima@yahoo.com>; Jeremiah Patton <jeremiahpatton@gmail.com>; Shannon Everett <skeverett@yahoo.com>; Frank Temple <fjtemple@gmail.com>; Austin Borders <austinsborders@gmail.com>; Brad Sivert <bradsivert@gmail.com>; Judy OConnor <crwfvoterreg@gmail.com>; Mark <mwsteffen@yahoo.com>; Bekah P <tobiasnbekah@gmail.com>; LeeAnne Scherer <leeanemcscherer@gmail.com>; Sherrie <ottergran@yahoo.com>; Roco Nasirpour <roco9@aol.com>; Khara Stevens <kharastevens@gmail.com>; Brock Maclean <brock.maclean@gmail.com>; heitchew <heitchew@aol.com>; Julia Darling <jvdarling24@gmail.com>; Lois Swagerty <loiswag@hotmail.com>; seth haller <sethhaller@gmail.com>
Subject: Re: Outrageous City Salary Increases

Shameful money grubbing greedy people.They don't deserve it. They are already getting too much.Paula Yokoyama

On Mon, Oct 14, 2024 at 11:27 AM Denis Jensen <denis.jensen@gmail.com> wrote:

Carlsbad City Council,

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Tammy Cloud-McMinn

From: Council Internet Email
Sent: Tuesday, October 15, 2024 9:27 AM
To: City Clerk
Subject: FW: Outrageous City Salary Increases
Attachments: Application 20-047.pdf

From: Denis Jensen <denis.jensen@gmail.com>

Sent: Monday, October 14, 2024 11:27 AM

To: Keith Blackburn <Keith.Blackburn@carlsbadca.gov>; Melanie Burkholder <Melanie.Burkholder@carlsbadca.gov>; Priya Bhat-Patel <Priya.Bhat-Patel@CarlsbadCA.gov>; Carolyn Luna <Carolyn.Luna@carlsbadca.gov>; Teresa Acosta <Teresa.Acosta@carlsbadca.gov>; Council Internet Email <CityCouncil@carlsbadca.gov>

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THE CALIFORNIA DEBT LIMIT ALLOCATION COMMITTEE
February 18, 2020
Staff Report
REQUEST FOR A QUALIFIED PRIVATE ACTIVITY BOND ALLOCATION FOR A
QUALIFIED RESIDENTIAL RENTAL PROJECT

Prepared by: Chee Thao Yang

Applicant:	California Municipal Finance Authority
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Allocation Amount Requested:	
Tax-exempt:	\$15,202,647

Project Information:	
Name:	Windsor Pointe
Project Address:	965, 967 Oak Avenue; 3606, 3618, 3630 Harding Street
Project City, County, Zip Code:	Carlsbad, San Diego, 92008

Project Sponsor Information:	
Name:	Carlsbad Veteran Housing, LP (AHG Windsor Pointe, LLC; NEXUS For Affordable Housing, Inc.)
Principals:	James Silverwood & Nicki Cometa for AHG Windsor Pointe, LLC; Gina Onweiler for Nexus
Property Management Company:	Solari Enterprise, Inc.

Project Financing Information:	
Bond Counsel:	Jones Hall, A Professional Law Corporation
Private Placement Purchaser:	JPMorgan Chase Bank, N.A.
Cash Flow Permanent Bond:	Not Applicable
Public Sale:	Not Applicable
Underwriter:	Not Applicable
Credit Enhancement Provider:	Not Applicable
Rating:	Not Applicable
TEFRA Noticing Date:	January 2, 2020
TEFRA Adoption Date:	January 14, 2020

Description of Proposed Project:	
State Ceiling Pool:	General
Total Number of Units:	50
Manager's Units:	2 Unrestricted
Type:	New Construction
Population Served:	Family/Special Needs

Windsor Pointe Apartments is a new construction, special needs housing project located in Carlsbad on a combined total of 0.97-acre site. The project consists of 48 restricted rental units and 2 unrestricted manager units. The project will have 24 studio units, 16 one-bedroom units, 8 two-bedroom units and 2 three-bedroom units. The buildings at both sites will be three-stories. Common amenities include management offices, a community space, a case manager's office, a computer room and laundry facilities at each site. Each unit will have central heating and air, carpet, ceiling fan, refrigerator, stove/oven, dishwasher and disposal at each site. There will be a total of 47 parking spaces provided between both sites. The project will be pursuing GreenPoint Rated Program. Green features include solar photovoltaic and water-wise technologies throughout the buildings.. The construction is expected to begin in June 2020 and be completed in July 2021.

Description of Public Benefits:

Percent of Restricted Rental Units in the Project: 100%
60% (29 units) restricted to 50% or less of area median income households.
40% (19 units) restricted to 60% or less of area median income households.
Unit Mix: Studio, 1, 2 & 3 bedrooms

The proposed project will be receiving service amenity points.

Term of Restrictions:

Income and Rent Restrictions: 55 years

Details of Project Financing:

Estimated Total Development Cost:	\$ 33,147,928	
Estimated Hard Costs per Unit:	\$ 228,914	(\$11,445,724 /50 units including mgr. units)
Estimated per Unit Cost:	\$ 662,959	(\$33,147,928 /50 units including mgr. units)
Allocation per Unit:	\$ 304,053	(\$15,202,647 /50 units including mgr. units)
Allocation per Restricted Rental Unit:	\$ 316,722	(\$15,202,647 /48 restricted units)

Sources of Funds:	Construction	Permanent
Tax-Exempt Bond Proceeds	\$ 15,202,647	\$ 0
LIH Tax Credit Equity	\$ 9,950,175	\$ 14,214,536
Deferred Costs	\$ 4,170,105	\$ 0
No Place Like Home COSR	\$ 0	\$ 4,875,000
City of Carlsbad Commitment #1 Loan	\$ 3,825,000	\$ 4,250,000
City of Carlsbad Commitment #2 Loan	\$ 0	\$ 4,543,392
No Place Like Hom Loan	\$ 0	\$ 5,265,000
Total Sources	\$ 33,147,927	\$ 33,147,928

Uses of Funds:	
Land Cost/Acquisition	\$ 4,345,791
Relocation	\$ 331,000
New Construction	\$ 14,596,752
Contractor Overhead & Profit	\$ 350,000
Architectural Fees	\$ 700,000
Survey and Engineering	\$ 250,000
Construction Interest and Fees	\$ 1,085,000
Permanent Financing	\$ 505,438
Legal Fees	\$ 185,000
Reserves	\$ 5,679,000
Appraisal	\$ 15,000
Hard Cost Contingency	\$ 1,053,000
Local Development Impact Fees	\$ 750,000
Other Project Costs (Soft Costs, Marketing, etc.)	\$ 801,947
Developer Costs	\$ 2,500,000
Total Uses	\$ 33,147,928

Analyst Comments:

This project is considered a high cost per unit project. The Project Sponsor cited that the location of the project, which is located in a historic beach community, is a factor in the high cost. It is also in close proximity to I-5 which requires the project to be restricted to certain requirements. Parking is also to be provided per the City's instructions given the population and tourism in the area. The project will include a concrete podium on the ground floor to accommodate parking. The parking garage on the ground floor restricts the space available for additional units. The Project Sponsor also cites the land acquisition cost as higher than would normally be included in the budget for a 50-unit affordable housing development. Additionally, the project has experienced some financing delays that have increased the carrying costs considerably. Further, nearly half of the units are designed as single resident occupancy units and there will be 16 additional one-bedroom units included. This results in higher costs due primarily to the ratio of bathrooms and kitchens to number of units. Finally, the project is required to pay prevailing wages, per the County of San Diego's funding requirements.

Legal Questionnaire:

The Staff has reviewed the Applicant's responses to the questions contained in the Legal Status portion of the application. No information was disclosed to question the financial viability or legal integrity of the Applicant.

Total Points:

119.0 out of 145 [See Attachment A]

Recommendation:

Staff recommends that the Committee approves \$15,202,647 in tax-exempt bond allocation.

ATTACHMENT A

EVALUATION SCORING:

Point Criteria	Maximum Points Allowed for Non-Mixed Income Projects	Maximum Points Allowed for Mixed Income Projects	Points Scored
Preservation Project	20	20	0
Exceeding Minimum Income Restrictions:	35	15	35
Exceeding Minimum Rent Restrictions [Allowed if 10 pts not awarded above in Preservation Project]	[10]	[10]	10
Gross Rents	5	5	5
Large Family Units	5	5	0
Leveraging	10	10	10
Community Revitalization Area	5	5	0
Site Amenities	10	10	10
Service Amenities	10	10	10
New Construction or Substantial Renovation	10	10	10
Sustainable Building Methods	10	10	9
Forgone Eligible Developer Fee (Competitive Allocation Process Only)	10	10	10
Minimum Term of Restrictions (Competitive Allocation Process Only)	10	10	10
Negative Points (No Maximum)	-10	-10	0
Total Points	145	125	119

Tammy Cloud-McMinn

From: Council Internet Email
Sent: Tuesday, October 15, 2024 11:22 AM
To: City Clerk
Subject: FW: Outrageous City Salary Increases

From: michael ajdour <michaelajd@yahoo.com>
Sent: Tuesday, October 15, 2024 10:44 AM
To: nikicoates@gmail.com; 'Paula Yokoyama' <pj.yokoyama@gmail.com>; 'Denis Jensen' <denis.jensen@gmail.com>
Cc: Keith Blackburn <keith.blackburn@carlsbadca.gov>; Melanie Burkholder <melanie.burkholder@carlsbadca.gov>; Priya Bhat-Patel <priya.bhat-patel@carlsbadca.gov>; Carolyn Luna <carolyn.luna@carlsbadca.gov>; Teresa Acosta <teresa.acosta@carlsbadca.gov>; Council Internet Email <council@carlsbadca.gov>; 'Gregory Day' <Greg@gregday4carlsbad.com>; 'Lara Benusis' <ibenusis@yahoo.com>; 'Mark Packard' <marbon812@gmail.com>; 'Tracy Carmichael' <whatzuptlc@yahoo.com>; 'Teri Jacobs' <tjacobs86@pacbell.net>; 'Matt Hall' <mhall4046@gmail.com>; 'Lauren Ladda' <laurenladda@gmail.com>; 'Raul Villamar' <estodoaboutme@aol.com>; 'Dee Dee Rowlett' <deedee.rowlett@gmail.com>; 'Jeffrey Yuen' <Jeffrey.Yuen@sdcounty.ca.gov>; 'Alanna Trimble' <alannalt@yahoo.com>; 'Momophd Momofphd' <momofphd@gmail.com>; 'Tyler Collins' <tyler@collinsforcarlsbad.com>; kevinshin27@gmail.com; 'Supervisor Jim Desmond' <jim.desmond@sdcounty.ca.gov>; 'Mike Curtin' <mike@curtinforcarlsbad.com>; 'Dorian Hargrove' <DHargrove1@cbs8.com>; 'Steve Puterski' <steve.puterski@gmail.com>; 'Bianco, Rachel' <Rachel.bianco@10news.com>; 'Justin Cox' <Justin.Cox@10news.com>; philip.diehl@sduniontribune.com; bakerstacey2016@gmail.com; greersleight@gmail.com; Chris@solutionsforchange.org; meameemer@gmail.com; davezulick@gmail.com; 'ann welton' <annie13035@yahoo.com>; 'Carl Gehring' <cwgehring78@gmail.com>; 'Andrea Ryon' <aryon58@gmail.com>; 'Stacey Boyer' <staceylboyer@gmail.com>; 'jacqueline Barnhill' <lasbonitas@yahoo.com>; 'Kelly Kelly' <kelly.leberthon12@gmail.com>; 'Mary Huber' <marymurphyhuber@gmail.com>; 'Krisha Markowicz' <krisha2700@yahoo.com>; 'Christine Smoczynski' <chris_enhls@yahoo.com>; jhawks2@sbcglobal.net; 'George Corrales' <geocorrales@gmail.com>; 'Ryan King' <ryanbking83@gmail.com>; 'Mary Estrada' <mary.estrada01@gmail.com>; 'CJohnston' <carlyfjohnston@gmail.com>; 'Julie Christopher' <juliechris77@gmail.com>; 'Tyler Carter' <ttcarter@gmail.com>; 'Matt Krepelin' <matt.krepelin@gmail.com>; 'HeatherandJustin Nash' <justinandheathernash@gmail.com>; 'Ace Hauling & Demolition' <acehauling2000@gmail.com>; 'Allyson P Davis' <allypace@gmail.com>; 'Crystal Brynildsen' <otbycrystal@gmail.com>; 'Jennifer George' <jennygeorgell@gmail.com>; 'LUIGI P' <astrojupiter.2000@gmail.com>; 'scott tibbets' <stibbets1@gmail.com>; 'shari mirkin' <sharimirkin@gmail.com>; 'Cherise Hurlburt' <cheriseangelle@me.com>; 'Jim Ahearn' <jim@jsahearn.com>; 'Chris Peters' <chris.cpeters@gmail.com>; 'Mike Kalscheur' <mkalscheur@mpre-inc.com>; 'Kristina Lima' <kristinalima@yahoo.com>; 'Jeremiah Patton' <jeremiahpatton@gmail.com>; 'Shannon Everett' <skeverett@yahoo.com>; 'Frank Temple' <fjtemple@gmail.com>; 'Austin Borders' <austinsborders@gmail.com>; 'Brad Sivert' <bradsivert@gmail.com>; 'Judy OConnor' <crwfvoterreg@gmail.com>; 'Mark' <mwsteffen@yahoo.com>; 'Bekah P' <tobiasnbekah@gmail.com>; 'LeeAnne Scherer' <leeanemcscherer@gmail.com>; 'Sherrie' <ottergran@yahoo.com>; 'Roco Nasirpour' <roco9@aol.com>; 'Khara Stevens' <kharastevens@gmail.com>; 'Brock Maclean' <brock.maclean@gmail.com>; 'heitchew' <heitchew@aol.com>; 'Julia Darling' <jvdarling24@gmail.com>; 'Lois Swagerty' <loisswag@hotmail.com>; 'seth haller' <sethhaller@gmail.com>
Subject: RE: Outrageous City Salary Increases

Dear Mayor, Council & all others on this thread,

I've heard from some of you that you've written letters for tonight's closed council session, but they don't appear on the city website with the agenda item. I guess that must be the way council meetings closed to the public work. Zero public comment - verbal or written.

But since council IS on this thread, here's my letter. If other residents have comments on performance based salary changes for the city manager & city attorney, please share your letter. Thanks all.

Dear Mayor & Council -

Re: the sole agenda item for Oct 15,2024

Please look at your own salaries.

Please look at the salaries of a few people who are in leadership roles with the City of Carlsbad after coming up through the ranks for decades. People who actually get the job done- Jason Haber, Kyle Lancaster, and Susanne Smitherson.

Then look at the city attorney & manager's salary bloat.

Scott Chadwick did a terrific job writing soothing statements & getting his zoom on during covid. Carlsbad's needs are not the same now.

He also created layers of middle management by hiring his past colleagues at handsome salaries. Compare the B.C. (Before Chadwick) staffing figures with the current ones.

He treats our town like his slush fund.

Mr. Chadwick may quite rightly state that Carlsbad changed managers often before he took the job. However, that has more to do with both covid and our current mayor's affability. I think almost any city manager would get along with Mayor Blackburn. Nobody deserves a bonus or a salary bump to stick around & do that.

As for the City attorney, please look at the high expense to hire outside legal council because legal issues that the city faces are not in her wheelhouse. Also how she handles Windsor Pointe. Something is NOT right there.

There are other attorneys with broader legal skill sets. She should get a pay cut for all the times the city shells out \$\$ on them.

Many thanks to those doing a good job without the king sized compensation.

Sincerely,

Julie Ajdour

Sent from Yahoo Mail on Android

On Mon, Oct 14, 2024 at 7:24 PM, nikicoates@gmail.com
<nikicoates@gmail.com> wrote:

How did the salaries ever get to that point? Niki Coates

From: Paula Yokoyama <pj.yokoyama@gmail.com>

Sent: Monday, October 14, 2024 12:00 PM

To: Denis Jensen <denis.jensen@gmail.com>

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Subject: Re: Outrageous City Salary Increases

Shameful money grubbing greedy people.They don't deserve it. They are already getting too much.Paula Yokoyama

On Mon, Oct 14, 2024 at 11:27 AM Denis Jensen <denis.jensen@gmail.com> wrote:

Carlsbad City Council,

I am appalled to see that the following two City public servants are up for (and seeking?) a raise at a closed session City Hall meeting tomorrow, 10/15:

The City Manager, total current compensation package: \$514,477

The City Attorney, total current compensation package: \$431,125

Source: Transparent California, available here.

Meanwhile, the average Carlsbad voter's salary is approximately \$83,905.

As I've discussed with many on this thread, I just returned from an extended stay in New York City and did not experience a fraction of the homeless and vagrant issues we experience daily at our local District 1 parks, playgrounds and in the Village. Downtown Carlsbad is turning into Los Angeles and yet these key positions are up for a raise. I'm of the opinion that while Carlsbad voters struggle with increasing expenses at every level (thanks for the waste removal rate hike, Acosta and Bhat-Patel) that we should not be rewarding failure with salaries that already approach vulgar levels.

The City Manager has plummeted previous City budget surpluses and has spent what I'm told is \$98,214 of grants per Carlsbad homeless, only to have our number of homeless *increase* 87%. The City is a big fan of vague "outreach" and "wraparound services" but it sounds more like these funds have been squandered.

The City Attorney seems to have denied Carlsbad's State Constitutional right to vote on low income housing for Windsor Pointe, later claiming "Our restrictions restrict 24 units, which is less than 49% and the remaining units are not restricted". However the developer's bond application confirms a 100% low income restriction, as attached. As per former Mayor Matt Hall and City Council meeting transcripts, both positions neglected to inform voters nor the City Council of this homeless facility's irreparable 55 year obligation nor it's No Place Like Home requirement that imports homeless with serious criminal offenses from other parts of the County. In addition to what is now approaching 1,000 expensive first responder needs in just two years, we are literally importing homeless from downtown San Diego while voters see the same Carlsbad homeless sleeping on our park benches as before.

Until we stop the Los Angelesization of Carlsbad, I request we stop financially rewarding poor performance.

@Greg Day, does Teresa Acosta reward failure?

Sincerely,

Denis Jensen