Development Department Overview

- **Compliance Monitoring and Portfolio Management**
- **Federal Programs (HOME, CDBG, ESG, HOPWA, CNI)**
- **Housing Policy Implementation**
- **Asset Management & Repositioning**
- **Housing Finance**
- **Promise Zone Special Initiatives**
- **Homeless Services**
- **Mirasol Village**
2019 Committed $14.6m in Multifamily Loans and $164m of Mortgage Revenue Bond Issuance to 8 projects (716 units):
- Sunrise Point
- Arden Way
- Whispering Pines
- RAD Pilot
- Pacific Rim
- Cascades
- Mirasol Phase 2
- Sierra Sunrise

<table>
<thead>
<tr>
<th>2020 Funding</th>
<th>County</th>
<th>City</th>
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<tbody>
<tr>
<td>HOME</td>
<td>$3,864,930</td>
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<td>HTF</td>
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<td>Mixed Income</td>
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<td>Affordable Housing</td>
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<td>Total</td>
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Administered: City and County Housing Trust Funds, SRO, Mixed Income & Affordable Housing Ordinances
Housing Finance - Looking Ahead

Projects in the Pipeline:

- Mutual on the Boulevard - 127 units
- Lavender Courtyard - 53 units
- Metro@7th - 150 units
- Capital Park Hotel - 134 units
- Saybrook Rehab/New – 81 units

SHRA Owned Property:

- Villa Jardin Rehab/New - 81 units
- 46th Street Multifamily & Single Family Subdivision - 125 units

Grand Openings:

- Courtyard Inn – 92 units
- Victory Townhomes - 21 units
- Dixieanne Apartments - 55 units
- Norwood Annex - 15 units
- Sierra Sunrise - 119 units
- St. Francis - 48 units
- Village Park - 50 units
- Shasta Hotel - 79 units

Gathering Resources:

MCCs, Local Housing Trust Fund Match, CalHome, No Place Like Home, Multifamily Housing Program
Home Ownership

Homebuyer Financing
• 70 families became homeowners through SHRA’s Mortgage Credit Certificate program

Habitat for Humanity Partnership
• 5 homes on 43rd Avenue

New Construction
• Completed construction and sale of 31 new homes in Del Paso Nuevo

Welcome Home
• Rehabilitated and sold – 15 homes
Portfolio Management and Compliance Monitoring

• **Managed** a Portfolio of over 1100 loans totaling $330 million

• **Completed** California Debt Limit Allocation Committee Certifications on 86 Projects

• **Inspected** nearly 2300 units and reviewed tenant eligibility files at 192 multifamily properties

• **Monitored**
  • Resident Services at 97 properties
  • Compliance for over 1,100 single-family home loans

• **Processed** 60 loan subordination and loan payoff requests
Asset Management and Repositioning

Management


- **SHC** – Shasta Hotel – 78 residential units
  - Rehab in Progress – scheduled completion in 1Q 2020.
    - Full upgrade to interior common areas and tenant rooms.
    - Exterior facade painting, new awnings and windows.

- **SHDC** – Riverview Plaza (Resyndication/Rehab 2020) 123 senior residential units.

- **NAHC** – Phoenix Park I & II (Resyndication/Rehab of PP1 & PPII in 2021) – 360 residential units.
Mirasol Village Redevelopment
Mirasol Village Redevelopment

Accomplished in 2019

• All residents successfully relocated
• Buildings and underground systems demolished
• Awarded $18.8m Affordable Housing/Sustainable Communities funds: Block B and E fully funded
• Close Section 108 Loan
• Building permits for Blocks A and B approved
• Begin infrastructure construction

Looking ahead to 2020

• Secure final funding Block A
• Secure CDNR grant for park; Complete infrastructure work
• Transformative Climate Communities grant period start
• Commence vertical construction Blocks B and E
• Complete 3 Critical Community Improvement projects
• Identify gap funds Block C and D
Promise Zone

- African American Achievement Task Force
  - Recommendations adopted by SCUSD May 16, 2019
- Crocker Art Museum – Block by Block 2.0
  - 1500 youth served in the Art Ark; $227,909 IMLS grant
- FIPO/Capacity Building Training
  - $65K - California Capital Financial Development Corporation
  - $50K - Franklin Neighborhood Development Corporation
  - $100K - Capacity Building Training (25 CBOs)
- Fun in the Sun Back-to-School Health Fair
  - 107 tenants attended
- Samuel Merritt Community Nurse Corps
  - 3655 community service hours
- SEEK Summer Program/NSBE Jr.
  - 96 3rd – 5th grade students; 14 mentors hired
- Sustainable Communities Partnership
  - $750K for Economic Development
- California Affinity Group
- National Coalition of Promise Zones
- Youth & Family Collective
Performance Partnership Agreement (P3) Program

P3 Program serves:
- 100 Disconnect youth (18-25 yr. old)
  - Homeless youth
  - Youth at-risk of being homeless
  - Youth aging out of foster care
  - Youth on probation

P3 program provides:
- Housing stability using HCV vouchers
- Experienced and proven service providers
  - Lutheran Social Services, Veterans of America, Waking the Village, Wind Youth Services
- Extensive case management as the youth pursue education, training and/or certification that will lead to livable wage jobs

- **53 disconnected youth housed**
Homeless Services

• **Capitol Park Hotel**
  - 180 rooms
  - Mercy Housing purchased July 12, 2019 for permanent supportive housing

• **Long-term Residents**
  - 80 residents initially
  - Relocation Assistance

• **Temporary Shelter for Homeless**
  - 100-180 guests
  - Collaborative effort to open shelter
  - Partners to provide services
Federal Programs - 2019 Accomplishments

• Regional Analysis of Impediments to Fair Housing (16 jurisdictions)

• City and County Consolidated Plan

• Infrastructure & Public Facility Improvements
  • Salvation Army Women’s Shelter Improvements
  • Morrison Creek Corridor (planning)
  • LED Street Light Project Phase I
  • Howe Avenue Sidewalk Infill
  • 44th Avenue Pedestrian Improvements
Federal Programs - 2020 Activities

Infrastructure & Public Facility Improvements
- Watt Ave Complete Streets Phase 1, Arden Way Complete Streets (County)
- Robla, Nielsen, Meadowview & River District Parks, (City)
- Del Paso Boulevard Road Diet (City)

Safety Net Programs (City & County)
- Meals on Wheels, Homeless & Housing Assistance
- Shelters, Home Repair Programs

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