



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

Housing Finance and Policy

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

2020 Funding	County	City
HOME	\$3,864,930	\$2,779,389
HTF	\$331,364	\$2,000,000
Mixed Income		\$530,000
Affordable Housing	\$2,001,168	
Total	\$5,899,232	\$5,309,389

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

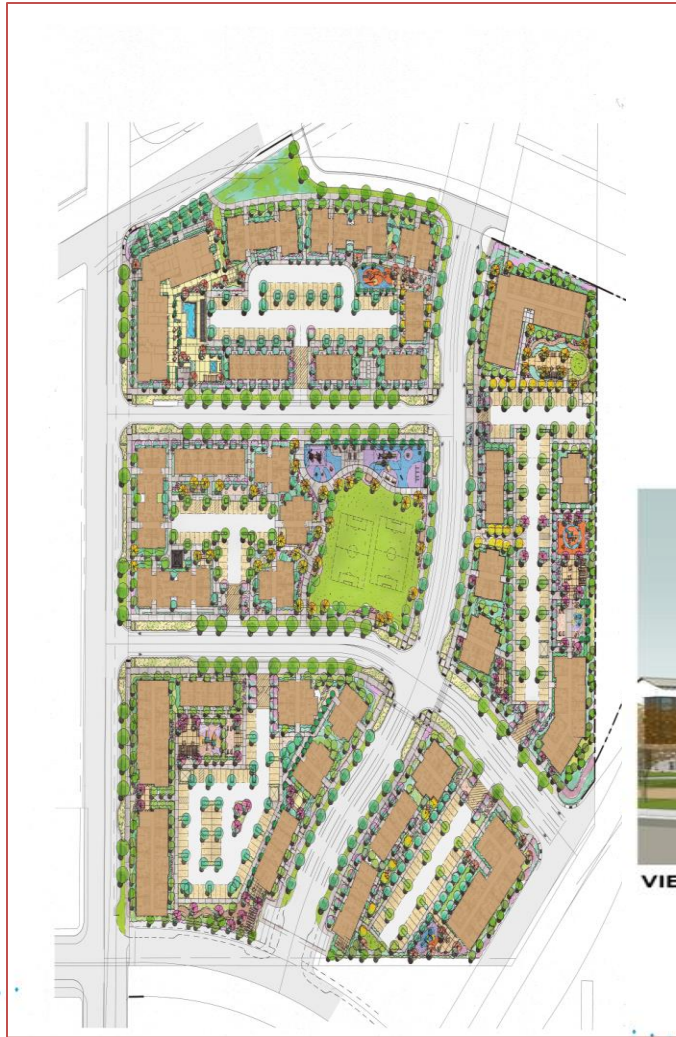


Asset Management and Repositioning

Management

- **SHARP** – Sierra Vista, Sutterview, Washington Plaza - 231 senior residential units. Mirasol Village 2020 project.
- **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



VIEW FROM RICHARDS/DOS RIOS INTERSECTION

Mirasol Village Redevelopment

Accomplished in 2019

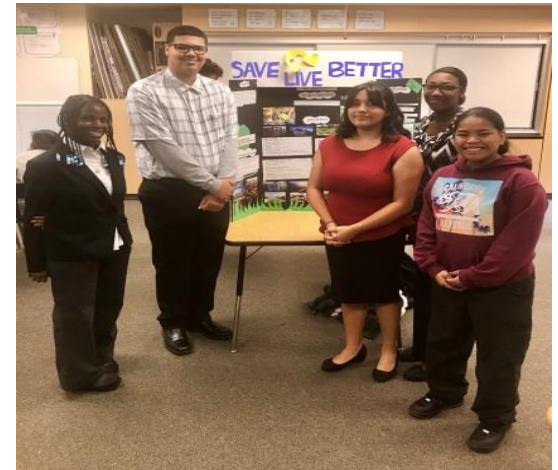
- All residents successfully relocated
- Buildings and underground systems demolished
- Awarded \$18.8m Affordable Housing/Sustainable Communities funds: Block B and E fully funded
- Close Section 108 Loan
- Building permits for Blocks A and B approved
- Begin infrastructure construction

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

2020 Funding	County	City
CDBG	\$ 5,768,029	\$4,851,451
ESG	\$484,844	\$ 412,742
HOPWA	n/a	\$ 1,330,405
Total	\$6,252,873	\$6,594,598