

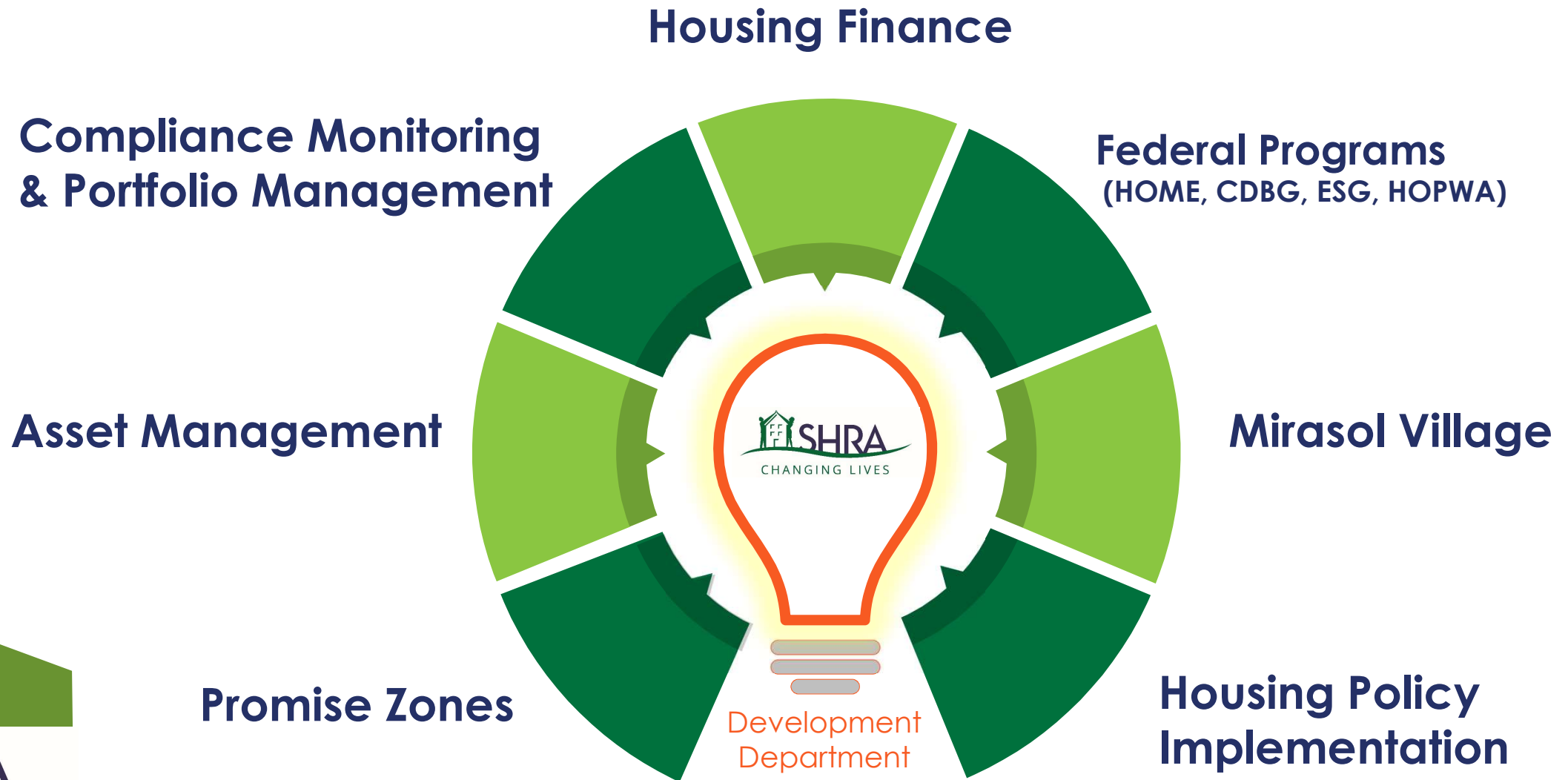


Development Department

2021/2022 Budget presentation



Development Department Overview





2021 Committed

\$51.9M in Multifamily Loans
\$211M of Mortgage Revenue
Bond Issuance
to 9 projects (**1074 units**):

- Wong Senior Center
- Central City
- 4996 Stockton Blvd.
- 39th & Broadway Senior
- Saybrook
- Cornerstone
- Riverview Plaza
- Northview Point
- Homekey

Housing Finance Highlights

2022 Revenue:

Funding	County	City
HOME	\$3,296,441	\$2,779,389
HTF	\$352,474	\$1,989,472
Mixed Income		\$550,000
Affordable Housing	\$1,677,040	
PLHA	\$1,000,000	\$2,000,000
Total	\$6,325,955	\$7,318,861

Ordinance Administration: City and County Housing Trust
Funds, Single Room Occupancy, Mixed Income & Affordable
Housing Ordinances



Completed Construction

including renovation of Multifamily developments totaling **711 affordable units** in 2021

Shasta Hotel	Courtyard Inn	Cascade Village
Victory Town Homes	La Mancha	Norwood Annex
Pacific Rim	Sierra Sunrise	Dixieanne Apts.
Housing Authority		
Rental demonstration Pilot		

Under Construction

Mirasol Village A	104
Mirasol Village B/E	123
Lavender Courtyard (Senior, LGBTQ friendly)	53
Capitol Park Hotel (Homeless)	134
Northlake (Senior)	191
Sunrise Point (Homeless)	47

Total: 652

Total Homeless Units: 392

Housing Finance

Look Ahead

In the Pipeline...

Villa Jardin/Coral Gables	104
Mirasol Village C	84
Mirasol Village D	116
On Broadway	140
Cornerstone	108
Saybrook	88
39 th Broadway	43
4995 Stockton	200
Mutual on the Boulevard	127

Total: 1010

Total Homeless Units: 235



Homeownership Highlights



✓ **Home Buyer and MCC programs:**
Approved financing for **38 families**. Includes 9 families participating in the Welcome Home Program in 2020 and 24 families in 2021

✓ **Del Paso Nuevo Phase VI:**
Completed construction and sales
46 new homes in 2020
22 new homes in 2021

✓ **Habitat for Humanity Homes:**
18 funded at Cornerstone

✓ **Community Homebuyer Initiative**



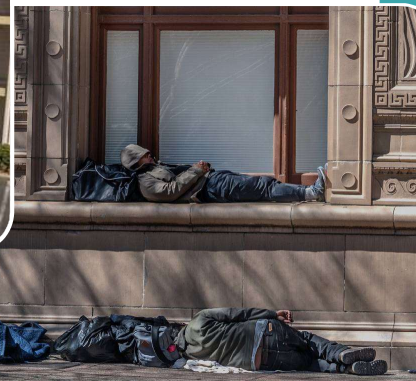
HOMEKEY Highlights

- Funded with Federal Coronavirus Relief Funds (CRF)
- **\$1.45B available** through CA Department of Housing & Community development Notice of Funding Availability (NOFA)
 - Must be spent within 8 months of award date
 - Available until funds exhausted

City

- La Mancha
 - 2020 Awarded
 - 2021 Application Submitted for additional enhancements
- Vista Nueva
 - 2021 Application
- Central Sacramento Studio
 - 2021 Application

Provides funding to cities, counties, and other local entities, including housing authorities to convert motels, hotels, and other non-residential structures into permanent supportive housing and/or transitional housing for the State's homeless population.





Portfolio Management & Compliance



Managed:

- 2020 - **\$360M** portfolio of **980+** loans
- 2021 - **\$380M** portfolio of **960+** loans



Audited:

- Approx. **2000** Tenant files annually, ensuring compliance with income eligibility and property management procedures



Monitored:

- Resident services at multifamily properties
- Compliance of over **963** single family home loans in 2020 and **577** in 2021



Processed:

- **18** loan subordination requests for existing single family home loans in 2020 and **48** in 2021.



Completed:

- Annual audit confirmations for **94** multifamily developments in 2021
- CA Debt Limit Advisory Committee (CDLAC) Certifications on **82** Mortgage Revenue Bond Projects in 2021





Asset Management Highlights

✓ SHARP:

- Sierra Vista
- Sutterview
- Washington Plaza

} **231 senior residential units**

- Mirasol Village 2020-2022 project
- Rental Assistance Demonstration (RAD) Pilot – 6 sites **124 units**
- Single Family Homes (Las Casitas Portfolio)– **217 units total**
(scattered site, completed acquisition in 2021)
- Central City (RAD II) - EdgeWater Apartments **108 units** &
Capital Terrace **84 Units** (Construction starts early 2022)



SHC: Shasta Hotel – **78 residential Single Room Occupancy units**
Re-syndication/Rehab completed 2020



SHDC: Riverview Plaza **123 senior units** (Re-syndication/Rehab 2022)



NAHC: Phoenix Park I & II – **360 residential units**

- Completed investor buyouts for both partnerships in 2021
- Refinancing both properties in 2021 and 2022

Total: 1247 units





Mirasol Village

Construction Progress on Blocks B & E



Mirasol Village

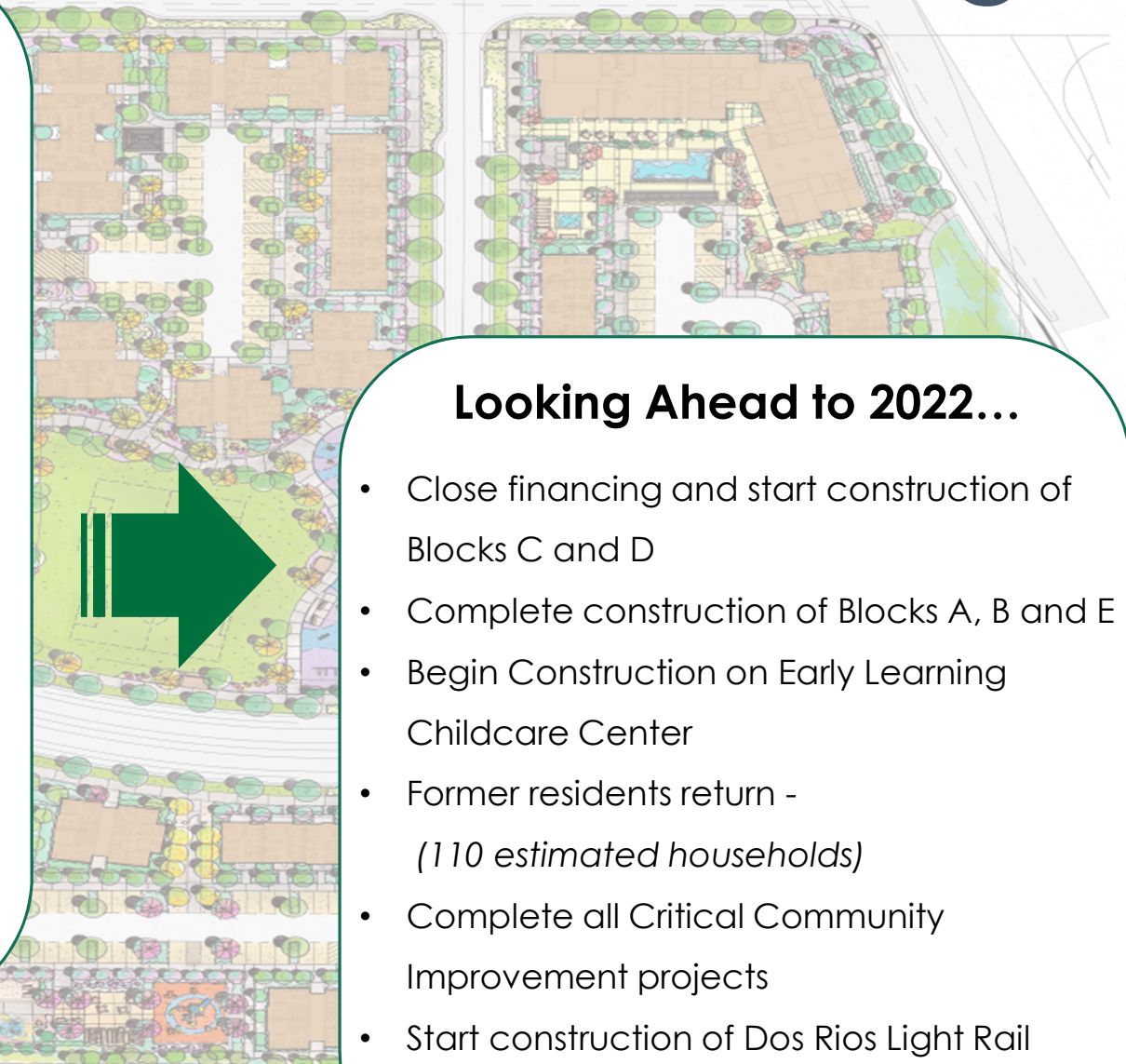
Recent Accomplishments

- Completed installation of new infrastructure
- Awarded **\$1.8m Green Infrastructure Grant** from California Natural Resources Agency for Mirasol Village Park
- Completed construction of Mirasol Village Park and Community Garden (Nov. 2021)
- Started construction of **227 residential units** at Blocks A, B and E
- Completed Community Projects including:
 - Salvation Army Center of Hope patio and shade cover
 - Mural art
 - Bike lanes
 - New MicroTransit buses



Looking Ahead to 2022...

- Close financing and start construction of Blocks C and D
- Complete construction of Blocks A, B and E
- Begin Construction on Early Learning Childcare Center
- Former residents return -
(110 estimated households)
- Complete all Critical Community Improvement projects
- Start construction of Dos Rios Light Rail station





Promise Zones Highlights

- HUD Federal Grant Training
- National Coalition of Promise Zones (NCPZ) 2020 Federal Convening
- California State University - Sacramento Center on Race, Immigration and Social Justice (CRISJ) – **Un/Equal Freedoms Project: Expressions for Social Justice**
- Art for the Heart
- **Fall Flu-vention** Health Event at St. Paul Church of God in Christ
- Book Giveaway – **30,000** books
- Sacramento Promise Zone Sustainable Communities Collaborative
 - Solar Training
 - **Solar Trees**
 - **Energy Baron Pilot**
- 2019-20 Financial Institution Partnership Opportunity (FIPO)
 - Awardees:
 - Rebuilding Together Sacramento
 - Juma



UN/EQUAL FREEDOMS: EXPRESSIONS FOR SOCIAL JUSTICE

VIRTUAL
EXHIBITION





Federal Programs

2021 Accomplishments



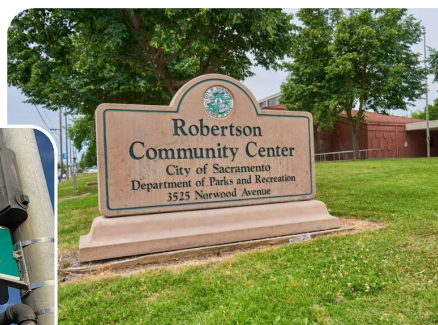
City

- 1224 D Street Remediation
- Robertson Community Center
 - Field Renovation
- Stockton Blvd Corridor Plan
- Sim Center Signals



County

- Florin Streetlights Phase 3
- Winnie Street Waterline
- Bing Kong Tong
- Rosemont Park
- Kennedy Park





Federal Programs

Annual Highlights

Infrastructure & Public Facility Improvements

City:

- Northgate Blvd. Signals
- China Town Lighting Study
- Parks - 6 Construction project
- Parks - 2 design
- Parks - 2 Master Plans

County:

- 44th St Bicycle/Pedestrian improvements
- Arden Way Complete Street
- Mather Community Campus improvements
- Parks - 3 Construction
- Walnut Grove Restroom

Housing Program Projects

- Multifamily Rehabilitation & Construction
- Home Repair
 - Minor Repair Programs
 - New Lead Abatement

Safety Net Programs

- Meals on Wheels
- Emergency Shelters

2022 Revenue:

Funding	County	City
CDBG	\$6,031,991	\$4,839,133
ESG	\$503,167	\$421,643
HOPWA	N/A	\$1,330,405
HOME	\$3,296,441	\$2,517,795
Total	\$9,831,599	\$9,108,976

CDBG	Community Development Block Grant
ESG	Emergency Shelter Grant
HOPWA	Housing Opportunities for Persons With AIDS
HOME	Investment Partnership Program



Federal Programs

2020-2022 CARES Act Funding

Funding	County	City
CDBG-CV	\$7,580,247	\$6,471,898
ESG-CV	\$13,626,152	\$11,659,812
HOPWA-CV	N/A	\$218,082
Total	\$21,206,399	\$18,348,792

CARES Act Spending

City:

- Motels
- Shelters
- Homekey
- Outreach
- Meals on Wheels
- SERA 1

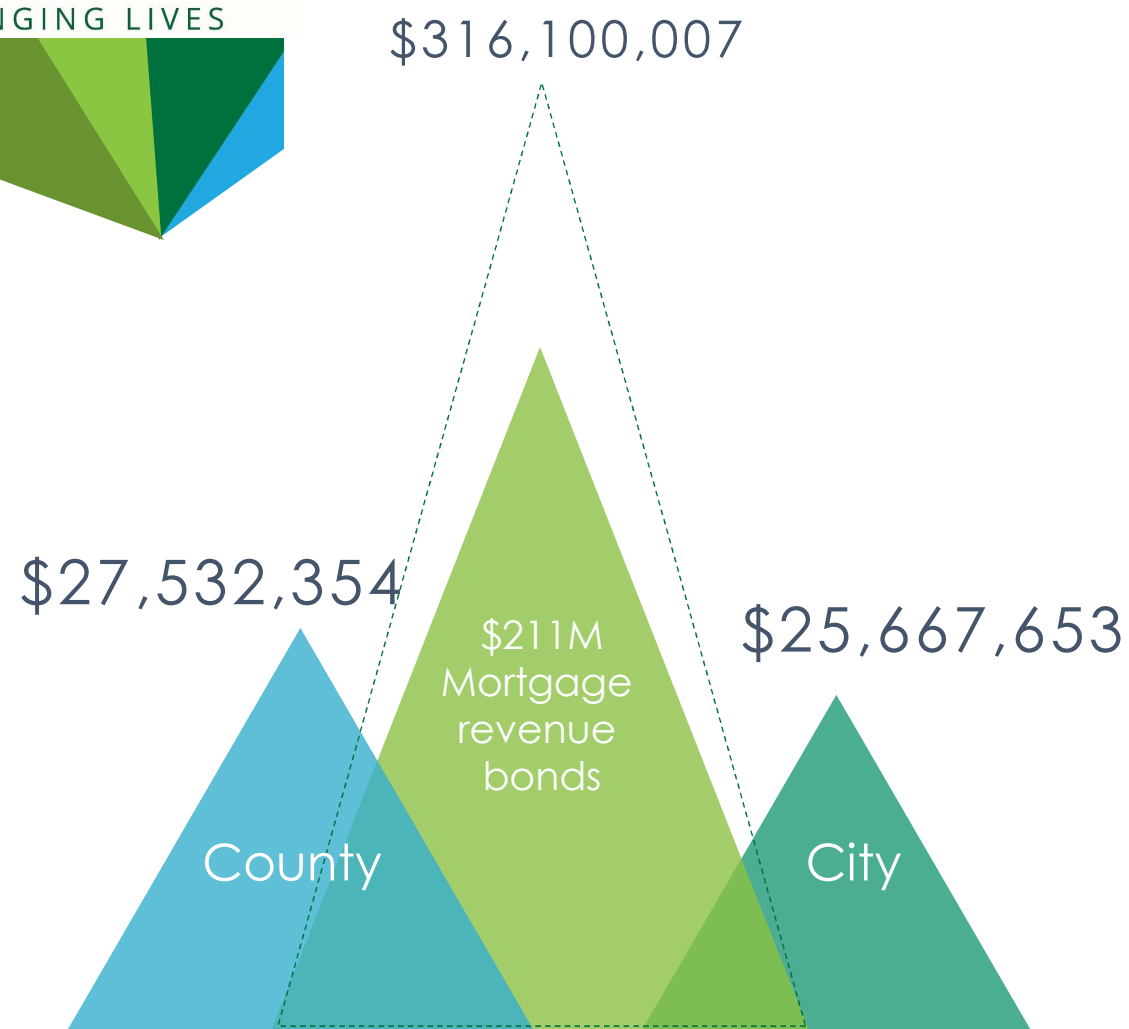
County:

- Motels
- Re-housing
- Prevention for Youth & Recently Incarcerated
- Sacramento Emergency Rental Assistance 1 (SERA 1)

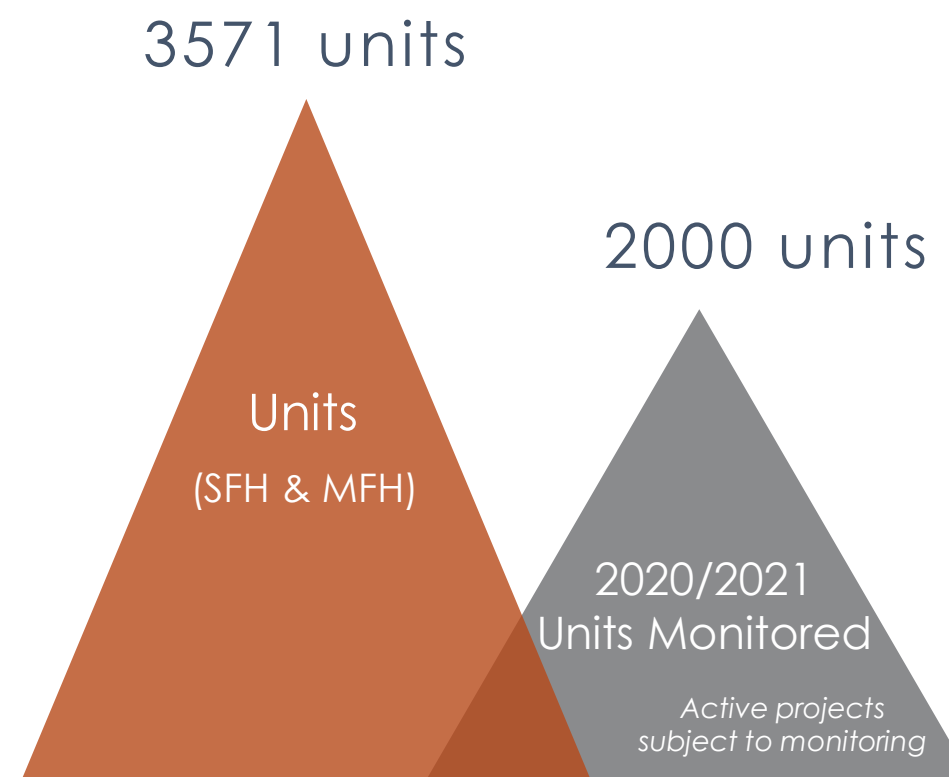




Development Department 2021 through to 2022



Total Dollars Dispersed across programs



Total Units impact across programs

Thanks!

Any questions?



www.SHRA.org
